

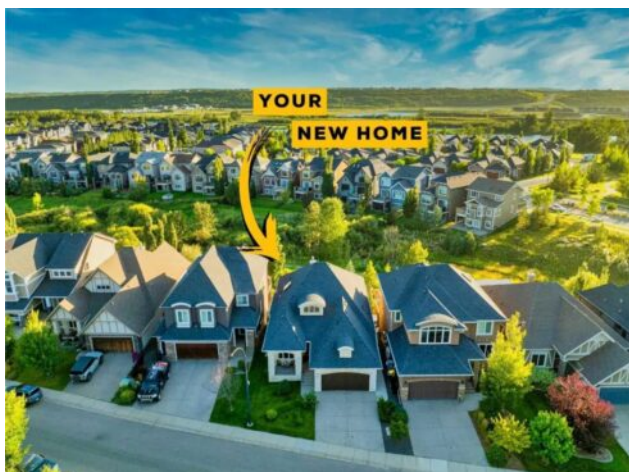


GRASSROOTS
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23 Cranbrook Way SE
Calgary, Alberta

MLS # A2340864



\$1,425,000

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,777 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound		

Inclusions: NA

Welcome to this beautifully designed walkout bungalow in the heart of Riverstone, offering a rare combination of luxury, privacy, and connection to nature. Perfectly positioned on a quiet street, this home features a south-facing backyard that backs directly onto a tranquil green space and creek, creating a serene backdrop year-round. From the moment you arrive, you'll notice the timeless curb appeal, accentuated by custom exterior stonework and an elegant entryway with soaring 11.5' ceilings throughout the main level. As you enter, you're welcomed by a grand open concept layout with wide archways, exquisite finishes, and an abundance of natural light. One of the first things you'll appreciate is how incredibly spacious and unique the living room is—a true custom design that sets this home apart. It's uncommon to find a bungalow with such a generously scaled main living area, making it ideal for both intimate evenings and large gatherings. A stunning fireplace with rich stone surround and a warm wood mantle creates a perfect focal point, complementing the warmth of the hardwood floors. The kitchen is a dream for entertainers and home chefs alike, featuring high-end custom cabinetry, granite countertops, and a walk-through pantry with exceptional storage. The adjacent dining area is highlighted by a beautiful, built-in china cabinet that adds elegance and practical display space—perfect for showcasing your most treasured pieces while tying the room together with timeless charm. Off the foyer, you'll find a stylish front office that's ideal for working from home or creating a cozy library or reading nook. The primary suite is a true sanctuary, offering tranquil views of the creek and greenspace beyond. The ensuite bathroom is spa-inspired, complete with a skylight, oversized shower, luxurious deep soaker tub for two, custom vanity tower, and

a spacious walk-in closet. Downstairs, the professionally developed walkout level offers more room to enjoy, featuring ten-foot ceilings, roughed-in speakers, one spacious bedroom with a walk-in closet, a full four-piece bathroom, and a roughed-in future bar area that allows for additional customization. Whether you're envisioning a games room, home theatre, or a quiet retreat, the lower level offers endless possibilities. Step outside onto your oversized vinyl deck which features a gas line and water tap and take in the breathtaking views and experience the peacefulness of the natural landscape. The large double-attached garage provides room for all your vehicles and gear and has been upgraded with a gas line and sink with hot and cold taps. While additional features like separate furnaces for the main and lower level, air conditioning, water softener, in-ground irrigation, and a thoughtfully designed mudroom add convenience and comfort to everyday life. This is a rare opportunity to own in one of Calgary's most coveted communities along the Bow River, minutes to Fish Creek Park, the South Health Campus, and top-tier schools.