



GRASSROOTS
REALTY GROUP

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119 Cranbrook Green SE
Calgary, Alberta

MLS # A2341455



\$849,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,186 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: TV + Wall Mount in Living Room, TV Wall mounts upstairs and downstairs, wine fridge + dishwasher in basement.

Discover this immaculate 4 bedroom + 4 bathroom home in one of Calgary's most sought-after new communities, perfectly positioned within a dynamic network of trails and pathways connecting to numerous playgrounds, Fish Creek Park, and the Bow River. Situated on a fully landscaped, oversized lot with a rare 53-foot walkout backyard, this beautifully appointed residence offers exceptional indoor and outdoor living with thoughtful upgrades throughout. The open-concept main floor features a spacious great room with a gas fireplace, 9-foot ceilings, and a chef-inspired kitchen complete with a gas cooktop, stainless steel appliances, and quartz countertops. Extending your living space outdoors, the impressive 300 sq. ft. outdoor living area is ideal for entertaining or relaxing, with gas hookups for a BBQ, fire table, or patio heater and stairs leading directly to the backyard. An open-to-above staircase leads to a central bonus room, creating an impressive sense of space and light throughout the home. The upper level offers a large laundry room, generously sized children's bedrooms with walk-in closets, and a separate 5-piece bathroom. The primary retreat features 9-foot ceilings, a walk-in closet, and a spa-inspired ensuite with dual vanities, a separate water closet, and an oversized soaker tub. The newly developed walkout basement adds exceptional versatility and additional living space, featuring a spacious recreation room with electric fireplace, dedicated bar area with wine fridge and dishwasher, bedroom, den, and a stylish 3-piece bathroom. Whether used as a private guest retreat, home office, entertaining space, or additional family living area, the basement provides a level of functionality rarely found in newer homes. Additional highlights include brand-new Hunter Douglas window coverings and central air conditioning. With its oversized

lot, rare walkout setting, extensive outdoor living space, and newly developed basement, this is a truly exceptional opportunity to enjoy a move-in-ready home in a highly desirable community surrounded by nature and amenities.