



GRASSROOTS
REALTY GROUP

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37 Cranbrook Heights SE
Calgary, Alberta

MLS # A2342626



\$1,499,900

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,831 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air, Natural Gas	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:	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Some locations simply cannot be recreated. Set in Riverstone, one of Cranston's most desirable pockets, this custom walkout bungalow enjoys an exceptional position overlooking a beautifully landscaped, park-like green space with winding pathways, mature trees and gathering areas just beyond the backyard. From the upper deck, the outlook is green, open and remarkably peaceful, with no home immediately behind you and an extensive pathway network just steps away. With its south and west-facing rear exposure, this is a backyard made for long afternoons, evening sun and a connection to the outdoors that is increasingly difficult to find in the city. Inside, the open main level takes full advantage of the setting. Expansive windows bring in natural light and views of the greenery beyond, while soaring ceilings, hardwood flooring and a floor-to-ceiling stone fireplace anchor the living space. The kitchen features granite counters, custom extra-height cabinetry, a large island, gas cooktop, built-in oven and generous workspace, opening naturally to the dining and living areas. The main-floor primary retreat offers a spacious ensuite with heated tile floors, dual vanities, soaker tub and separate glass shower. A dedicated front office, powder room and main-floor laundry complete the level. The fully developed walkout feels like a natural continuation of the home, with large windows, direct backyard access, a generous family/media room, three additional bedrooms, a full bathroom with heated tile flooring, and excellent storage. Outside, the setting takes centre stage. Step from the main living area onto the upper deck and look out across the landscaped green space, or walk out from the lower level to the covered patio and mature backyard. Beyond the fence, pathways wind through the trees and landscaped gathering spaces, connecting into Riverstone's extensive

pathway network, with access toward the Bow River nearby. Additional features include central air conditioning, underground sprinklers, water softener, central vacuum, an insulated oversized double attached garage with epoxy flooring, and a new furnace installed in December 2025. The house is beautiful. The setting is what makes it special.