



GRASSROOTS
REALTY GROUP

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186 Cranbrook Park SE
Calgary, Alberta

MLS # A2345622



\$1,175,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,252 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	doorbell camera, curtains & curtain rods, wall sconces throughout the home		

Welcome to an exceptionally designed home in sought-after Cranston Riverstone, where thoughtful details, elevated finishes and an incredible green-space setting come together. Meticulously curated from top to bottom, this stunning two-storey offers a bright, open floor plan with an abundance of windows overlooking the surrounding trees and pathways. The main floor is warm, modern and functional, featuring vinyl plank flooring, open railings and a striking plaster fireplace complemented by beautiful wall sconces. The dining area features elegant picture-frame moulding creating a sophisticated feature wall. The beautifully appointed kitchen offers a highly functional U-shaped layout with quartz countertops, generous eat-up counter seating and stainless steel appliances, including a gas range. A walk-through pantry provides exceptional storage with custom built-ins and a dedicated coffee bar, flowing seamlessly into the boot room with additional custom cabinetry. A private main-floor office enclosed by modern sliding barn-style doors creates a dedicated workspace. Upstairs, a spacious bonus room offers an inviting second living area with a built-in desk. Two generous secondary bedrooms share a thoughtfully designed bathroom with dual sinks separated from the tub and toilet area. The custom-designed laundry room combines style and function with practical storage. The primary retreat takes full advantage of the tranquil green-space views and features picture-frame moulding, elegant wall sconces, a spacious ensuite and large walk-in closet. The newly completed LEGAL WALKOUT BASEMENT SUITE is truly exceptional. Professionally curated and designed by Reimagine Builders, it was created with the same attention to detail as the rest of the home. Bright and spacious, it feels more like another main floor than a basement. The suite features a generous living

room with its own fireplace and wall sconces, large bedroom, separate office/flex space, beautifully finished bathroom with walk-in shower, dedicated laundry, storage and an impressive chef-inspired kitchen with stainless steel appliances and an abundance of workspace and cabinetry. With its walkout design and private living spaces, this is an outstanding opportunity for multigenerational living or additional rental income. Additional features include dual furnaces, tankless hot water, water softener, central A/C, exterior Gemstone lighting and lighting above the walkout patio. The backyard provides direct access to the pathway system leading to parks, playgrounds and the Bow River, placing some of Riverstone's best natural amenities right outside your door. Cranston residents also enjoy access to the community's private residents association amenities, including the incredible outdoor skating rink and splash park, along with additional recreation spaces designed for year-round enjoyment. There are excellent school options within the community, including Cranston School (K–4), Sibylla Kiddle and Dr.George Stanley (Grade 5-9)