



GRASSROOTS
REALTY GROUP

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90 Cranbrook Crescent SE
Calgary, Alberta

MLS # A2347796



\$999,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,387 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cement Fiber Board, Mixed, Stone
Foundation:	Poured Concrete
Features:	Chandelier, Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Downstairs Fridge, ALL Window coverings, Garage open and controller, Hot tub & Shed in back yard

OPEN HOUSE SAT & SUN 12:00-2:00 OCT 3 & 4 ###. Welcome to this beautifully appointed home in the sought after community of Cranston in Riverstone! where peaceful surroundings, mature landscaping and access to the Bow River pathway system create an exceptional lifestyle. Your potential new home offers over 3,372 sq. ft. of thoughtfully designed total living space. This impressive two storey home features a double attached garage, walkout basement and a private, south facing backyard immersed in mature trees and surrounded by parks and pathways. Step inside and you'll immediately appreciate the attention to detail, from the beautiful chandeliers and elegant finishes to the granite kitchen countertops found throughout the entire kitchen. The spacious kitchen is designed for both everyday living and entertaining, featuring a gas cooktop, double wall ovens, generous cabinetry and a large walk through pantry providing convenient access toward the garage. Upstairs you'll find three spacious bedrooms, a dedicated laundry room and a large bonus room highlighted by a high pitched ceiling and huge window. Imagine movie nights, relaxing or spending quality time with family! This primary bedroom is huge and offers a relaxing retreat with a spacious en-suite featuring a deep soaker tub, separate shower, double sinks, beautiful marble countertops and of course a large walk in closet. With four bedrooms in total, the home offers plenty of flexibility for your growing family, Multigenerational family, out of town guests or a work from home lifestyle. Step outside and enjoy the LARGE south facing deck finished with low maintenance Trex decking, a hot tub and mature trees providing wonderful privacy. Durable Hardie Board siding adds to the home's attractive exterior and long term appeal, while the walkout basement provides additional access to the

backyard and excellent potential for expanded living space. Riverstone is known for its quiet residential atmosphere and incredible natural surroundings, with walking and biking paths, green spaces and the Bow River just a short walk away. With no commercial development, you'll enjoy a peaceful neighbourhood setting while still having convenient access to Cranston and nearby amenities. This HOME has it ALL... Take a look at the attached virtual tour link and the brochure video of this home!