



GRASSROOTS
REALTY GROUP

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32 Cranbrook Bay SE
Calgary, Alberta

MLS # A2347896



\$949,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,214 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Interior Lot, Low Maintenance Landscape, No Back L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	4 TV Mounts, Living Room TV, Underground Sprinklers		

Some homes are designed for living inside—this one was made to enjoy inside and out. Tucked into a quiet cul-de-sac in coveted Riverstone of Cranston, this beautifully finished home offers over 3,000 sq. ft. of developed living space and an incredible 600+ sq. metre pie-shaped lot—a rare amount of outdoor space just steps from pathways, Fish Creek Park and the Bow River. Step inside and immediately feel the light, airy, coastal-inspired aesthetic. Luxury vinyl plank flooring flows through the main level, while an abundance of windows fills the home with natural light. A striking central staircase with upgraded glass railing preserves the open feel and provides a beautiful architectural focal point. The spacious living room is anchored by a dramatic floor-to-ceiling feature wall incorporating an electric fireplace and TV niche. Beyond, the stunning kitchen was designed for gathering, with an oversized flush quartz island, capped white cabinetry, marblesque full-tile backsplash and sleek smoky stainless steel appliances. An undermount sink with coordinating hardware completes the polished look. Sliding glass doors invite you outside to a backyard that truly sets this property apart. The enormous pie-shaped lot offers incredible possibilities, while a recently completed stone patio and side pathway create an inviting outdoor entertaining area with added privacy—and still leave an abundance of space to bring your own backyard vision to life. A stylish powder room with floating vanity and space-saving pocket door completes the main floor. Upstairs offers an impressive 1,300+ sq. ft., continuing the bright, seamless aesthetic with glass railing and no carpet. A charming den/office with transom window provides a dedicated workspace, while three spacious bedrooms include a beautiful primary retreat with two walk-in closets and a spa-inspired

5-piece ensuite. Dual vanities, gorgeous tile extending through the tub and shower surrounds, an oversized soaker tub and generous glass shower create a relaxing escape. A thoughtfully designed main bath with separated vanity and bathing areas plus a large laundry room with shelving complete this level. The fully finished basement adds another dimension to the home, ideal for older children, guests or extended family. Enjoy a comfortable living area with built-in cabinetry and electric fireplace, plus a wet bar with bar fridge, additional cabinetry and eating area. A generous fourth bedroom completes the lower level. With a pathway entrance nearby, adventure begins almost outside your door. Explore Riverstone's extensive pathway network, wander into Fish Creek Provincial Park or along the Bow River, then come home to your own remarkable outdoor space. Cranston's residents association, recreation amenities and spray park add to the lifestyle, while nearby Deerfoot and Stoney Trail keep the city easily accessible. Bright, beautifully finished and surrounded by nature, this is a Riverstone lifestyle with room to truly live.