



GRASSROOTS
REALTY GROUP

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95 Cranbrook Hill SE
Calgary, Alberta

MLS # A2239694



\$995,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,443 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped, No Ne		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-1s
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	BBQ		

Welcome to this exquisite 3 bed, 2.5 bath Riverstone property, loaded with improvements. Nestled in a serene cul-de-sac, this beautiful home comes with an oversized double attached garage and backs onto a vast green space and vibrant playground, providing picturesque views and recreational opportunities right at your doorstep. Enjoy the airy and spacious feel of this 2442sq/ft (above ground) Trico home with 9ft ceilings in both the main floor and in the walkout basement. The upgraded chef's kitchen is a culinary dream with a gas range, abundant cupboard and pantry space, and elegant granite countertops throughout. Prepare meals while taking in views of the surrounding natural beauty in the river valley. The rest of the house is adorned with bright quartz countertops and boasts a built-in 6-zone audio system inside and on the full-width sunshine deck, perfect for entertaining guests. The primary bedroom and 6 piece ensuite capitalize on the breathtaking views with upgrades including top-down blinds and spa shower. Stay comfortable and entertained with central air conditioning, heat recovery ventilation, and a house wired for the digital era. A partly developed walkout basement creates a canvas for your creativity and exits to a gorgeous stone patio and professionally landscaped yard, featuring a mature garden and relaxing seating area. This exceptional home elegantly combines modern amenities and natural beauty, making it perfect for all situations. The Riverstone community boasts an expansive pathway system, numerous playgrounds, and access to the Bow River for year-round exploration