



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

68 Cranbrook Cape SE
Calgary, Alberta

MLS # A2241104



\$1,199,900

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,382 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame, Wood Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Storage		
Inclusions:	TV Wall Mounts, Ceiling Speakers		

Welcome to this stunning executive bungalow located on a quiet cul-de-sac in the heart of Riverstone that features 3 bedrooms, 2.5 bathrooms, and over 2,700 square feet of developed living space and backs on to the escarpment. The main level features an open-concept layout with 10 foot ceilings, 8 foot doors, and a wall of windows along the rear of the home offering unobstructed views of the escarpment. Luxury vinyl plank flooring flows throughout the main level into the living area that features a gas fireplace and a built-in entertainment centre with functional storage and floating shelves above. The highly-upgraded kitchen offers two-tone full-height cabinetry, a pantry for extra storage, a custom range hood, a built-in wall oven, microwave, and induction cooktop, quartz countertops, and a spacious centre island with a breakfast bar for additional seating. The kitchen overlooks the dining and living areas - making this the perfect space for entertaining friends and family. Enjoy your morning coffee watching the wildlife along the escarpment from your large deck that is conveniently located off of the dining area. The expansive primary bedroom is located on the main level and features private views of the escarpment, floor to ceiling drapes, a spacious walk-in closet with custom built-ins, and a beautiful ensuite bathroom offering heated tile floors, a large soaker tub, a walk-in shower with upgraded glass surround, a double vanity, and fully tiled walls. The main level is complete with a 2-piece bathroom, a mudroom, and a dedicated laundry room that is accessible from both the main hallway and primary walk-in closet. The fully finished walkout basement features luxury vinyl plank flooring throughout and offers two spacious bedrooms, a 3-piece bathroom with heated floors, a large rec room area with surround sound speakers, ample storage space, and direct

walkout access to the back patio and yard. One of the bedrooms features floor-to-ceiling drapes and views of the escarpment and the other bedroom offers a spacious walk-in closet. The backyard space offers a large patio that spans the length of the home and is ready for summer barbecues and the undeveloped section along the fence is a blank canvas that can be landscaped to your liking. Additional features of this home include a double garage with an EV charger and floor drain, central air conditioning for the warmer months, LED light fixtures, a water softener, and a water filtration system that runs to the kitchen sink. Centrally located in the sought-after community of Riverstone, this home is steps away from nearby walking paths along the escarpment and river, as well as parks and playgrounds and is a short drive to nearby schools and amenities. Access around the city and daily commuting is made easy with quick access to Deerfoot Trail and Stoney Trail. As one of the newest homes in Riverstone that backs on to the escarpment, this extensively upgraded home is a true rarity!