



GRASSROOTS
REALTY GROUP

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13 Cranbrook Park SE
Calgary, Alberta

MLS # A2244925



\$859,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,282 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Stone Counters		

Inclusions: Pergola, Attached Desk, Security System without Contract, Custom Barn Door

Welcome to this stunning home by Trico Homes, located in the prestigious community of Cranston Riverstone. This beautifully designed two-storey property offers exceptional living space with high-end upgrades and timeless finishes throughout. The main floor boasts 9-foot ceilings and rich hardwood flooring, creating a warm and inviting atmosphere. The open-concept layout includes a chef's kitchen equipped with stainless steel appliances, including a built-in wall oven and microwave, elegant white quartz countertops, glacier white cabinetry, a walk-through pantry with custom built-ins, and a large island with a flush eatng bar—perfect for entertaining. The spacious living room features a cozy gas fireplace, while the dining nook opens to a huge 26' x 10' deck with an upgraded glass railing through rear patio doors, ideal for indoor-outdoor living. An office with an attached bookcase/desk, and a stylish 2-piece bathroom complete the main level. Upstairs, you'll find a generous central bonus room with coffered ceilings, a convenient laundry room, and three spacious bedrooms. The primary suite includes an oversized walk-in closet and a luxurious spa-like 5-piece ensuite with double sinks, quartz counters, a soaker tub, a separate shower, and a custom barn door for added charm. Enjoy your oversized walk-in closet. Two additional bedrooms and another 4 piece bathroom with matching quartz countertops complete the second floor. The bright, upgraded sunshine basement features three large windows, roughed-in plumbing, and a finished staircase—offering the perfect blank canvas for your future development. Additional highlights include an oversized double attached garage, upgraded stair railings, Hunter Douglas blinds throughout, central air conditioning, and a fully landscaped yard oasis with low-maintenance turf and a pergola.

Don't miss your opportunity to own this exceptional home in one of Calgary's most sought-after communities!