



GRASSROOTS
REALTY GROUP

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13 Cranbrook Cove SE
Calgary, Alberta

MLS # A2249590



\$1,199,999

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,167 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wood Counters

Inclusions: None

Nestled in the prestigious sought-after community of Riverstone, this exceptionally beautiful 4-bedroom, 3.5-bathroom retreat with a newly finished walkout basement offers just under 3000 sq ft of enjoyable space. It is truly an urban oasis. From the moment you walk in, you are greeted by a clear site line of the main level with 9-foot ceilings and oversized windows that flood the living spaces with natural light and mesmerizing vistas. The gourmet kitchen features an 8-foot island, stainless steel appliances and quartz countertops. The gathering area opens up into the family room and dining nook. The kitchen extends to a butler's and dry pantry with more prep and storage space. This home seamlessly blends functionality with style. Imagine sitting on the oversized deck either enjoying coffee in the morning or a glass of wine at night while watching the sunset and overlooking the manicured yard, the pond and walking trails. The view is breathtaking. With nature in your backyard, this home gives you direct access to walking paths that are only steps away from one of Alberta's most famous waterways, the Bow River. Upstairs, the three secondary bedrooms are well separated from the primary bedroom where the awe strikes you as enter. Overwhelmed by the oversized window and view, a deep soaker tub, a glass-in shower, a customized counter with dedicated vanity/makeup area, and a walk-in closet completes this space as an escape into sanctuary. The fully updated basement sports two large storage rooms, a rec/game area, an office nook, a full bathroom and a wet bar/kitchenette with ample counter/cabinet space. Outside, enjoy another oversized deck that oversees the backyard. Up the hill, you are a quick drive to all the amenities that the southeast offers and only minutes away to both Deerfoot and Stoney Trail. Both city bus stop and school bus stop are

only a few steps away. The neighbors are engaging. The children are interactive. Looking for your dream home? Your search is over. Book your showing today!