



GRASSROOTS
REALTY GROUP

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95 Cranbrook Hill SE
Calgary, Alberta

MLS # A2257761



\$939,000

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:	None		

Welcome to your dream home in Riverstone! This meticulously cared-for 3-bedroom, 2.5-bath Trico home offers 2,442 sq. ft. of upgraded living space, set on a rare oversized lot in a quiet cul-de-sac. With a walkout basement, oversized double attached garage, and professionally landscaped yards, this property backs directly onto endless green space with panoramic views of the Bow River valley - you need to see it when robed in autumn colours! Step inside to soaring 9 ft ceilings on both the main floor and walkout level. The extended chef's kitchen is a culinary delight, boasting professional-grade appliances, abundant cabinets and pantry space, and sleek granite countertops. Within you'll find rich hardwood floors, quartz counters, and a 6-zone audio system, perfect for entertaining indoors or on the sunshine deck. The primary suite features top-down blinds, a spa-inspired 6-piece ensuite with a luxury shower, and expansive windows to take in the scenery. Additional highlights include central air conditioning, heat recovery ventilation, and a partially developed walkout basement (with bathroom rough-in) that opens to a stone patio and mature garden complete with a cozy firepit area. Enjoy year-round comfort and natural beauty in this exceptional property. Riverstone is renowned for its peaceful pathways, playgrounds, and direct access to the Bow River, making it one of the city's most sought-after communities.