



**GRASSROOTS**  
REALTY GROUP

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**13 Cranbrook Cove SE**  
**Calgary, Alberta**

**MLS # A2258285**



**\$1,125,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,164 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmentally Sensitive Area		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Garage Door Controls		

Located in Cranston's exclusive Riverstone, this 2,167 sq ft two-storey, air conditioned, family home features 4 bedrooms and 3.5 bathrooms, thoughtfully laid out with all bedrooms on the upper level—alongside a spacious bonus room and a fully developed walkout basement. The open-concept main floor boasts 9' ceilings, oversized windows, and direct sightlines to the pond and walking paths behind. The gourmet kitchen is anchored by an 8-foot island, complete with quartz countertops, stainless steel appliances, and an extended walk through pantry with generous storage and unbeatable prep space. Upstairs, the spacious primary suite offers a 4 pc ensuite, with a deep soaker tub, glass shower, large vanity with makeup area, plus a generous walk-in closet. Recent interior upgrades include new lighting throughout—chandeliers, ceiling fans, and pot lights. The lower level, finished in July, provides over 730 sqft of additional living space, with a wet bar/kitchenette, large rec room, office nook, full 3pc bath with a walk-in shower, and two storage rooms. The insulated, attached double garage (over 385 sqft) completes the package. Your outdoor living options include an expansive upper deck (complete with natural gas hook up, an oversized ground level patio, and easily maintained landscaping with unique foliage in the backyard. You'll especially love the direct access to walking trails and the nearby Bow River right from your backyard. Easy access to Deerfoot and Stoney Trails. Convenient to Seton YMCA, excellent schools, all the shops and restaurant amenities. Do not miss your opportunity to bring your family to one of Calgary's most desirable upscale communities!