



GRASSROOTS
REALTY GROUP

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12 Cranbrook Mews SE
Calgary, Alberta

MLS # A2264216



\$969,900

Division:	Cranston		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,363 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Level, Low Maintenance Landscape, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island		

Inclusions: reverse osmosis system

Experience refined living in this luxurious semi-detached villa bungalow, perfectly situated in the prestigious community of Riverstone — just steps from the tranquil Bow River and scenic walking and running paths. From the moment you step inside, you'll be captivated by the home's 10-foot ceilings, open-concept design, and abundant natural light that create an atmosphere of effortless elegance. The chef-inspired kitchen is a true showpiece, featuring stainless steel appliances, granite countertops, and an oversized island ideal for both culinary creativity and stylish entertaining. The living room exudes sophistication with its gas fireplace as the focal point and double patio doors leading to a private backyard oasis. The primary suite is a serene retreat complete with a spa-like ensuite featuring a dual vanity, heated floors, water closet, and a beautifully appointed California walk-in closet. Conveniently located off the mudroom/laundry area, a two-piece powder room and double attached garage provide both practicality and ease. Lower level offers exceptional versatility with 2 spacious bedrooms, a full bathroom, and an expansive recreation area perfect for entertaining or relaxing. A dedicated gym, home office, or den adds even more flexibility to suit your lifestyle. Every closet throughout the home is generously sized, offering abundant storage and thoughtful design at every turn. Additional highlights include central air conditioning, professional landscaping, Gemstone exterior lighting, fully finished drywalled garage, underground irrigation, and upgraded dishwasher, washer and dryer. Discover the perfect harmony of comfort, style, and quality craftsmanship in this remarkable Riverstone residence — a home that truly exceeds expectations!

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