



GRASSROOTS
REALTY GROUP

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1176 Cranbrook Gardens SE
Calgary, Alberta

MLS # A2269496



\$1,099,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,402 sq.ft.	Age:	2020 (5 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, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Backyard Playhouse, Bonus Room Jungle Gym.		

Welcome to this stunning, fully upgraded 4 bedroom, 3.5 bath home in the highly sought after community of Cranston's Riverstone. Perfectly positioned backing onto green space and just steps from the river, walking paths and the pond, this 2,402 sq.ft home blends luxury finishes with thoughtful design. The main floor offers an elongated entryway leading to an open concept living area flooded with natural light, a beautiful gas fireplace surrounded by custom built ins, a gourmet kitchen with quartz counters and backsplash, upgraded KitchenAid black stainless steel appliances, gas range with pot filler, custom hood fan, farmhouse sink, dining room, large walk in pantry and designer lighting. A custom mudroom with built in lockers adds everyday convenience. Upstairs features three bedrooms and two full baths, including a secondary bath with double vanities - perfect for sharing. The primary bedroom impresses with vaulted ceilings, a spa like ensuite, complete with a freestanding tub, rain shower with marble and zellige style tile, separate vanities and a large walk in closet connected to a convenient laundry room. A spacious vaulted bonus room completes the upper level. Downstairs, the fully finished basement includes a fourth bedroom, office space, full bath, wet bar with quartz counters/scones and a cozy living area with an electric fireplace - ideal for entertaining. With over 100k in premium upgrades, including heated floors, custom cabinetry, built in speakers, smart lighting and rough ins for A/C and central vac, this home offers modern comfort and timeless style in a beautiful natural setting.