



GRASSROOTS
REALTY GROUP

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34 Cranbrook Hill SE
Calgary, Alberta

MLS # A2271256



\$715,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,020 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: NA

STOP THE CAR! Ideal 3 bed/2.5 bath two storey w/double attached garage, on a large NW facing corner lot, facing a beautiful park & playground, just steps from pathways in Fish Creek & the Bow River in Riverstone. The open concept main floor features a large welcoming foyer, 9' ceilings, easy maintenance tile flooring throughout, and windows all along the back & side flooding the area with natural light. The lovely kitchen features a large island, ceiling height cabinetry with plenty of storage, granite countertops and a large pantry. The generous living & dining spaces are perfect for hosting large family celebrations and entertaining friends. The powder room & mudroom complete the main floor. Off the dining room is the huge corner lot backyard with a good sized deck and plenty of space for kids & fur babies alike to run and play. On the upper level, you'll find a great bonus room overlooking the serene park & playground across the street, ideal for family movie nights. The relaxing primary suite feature large windows overlooking the backyard, a good sized walk in closet and a 5 pc ensuite featuring a separate shower & tub for unwinding in at the end of the day. Two good sized additional bedrooms, 4 pc main bath & laundry area finish the level. Going down to the lower level you'll find a separate entry and unfinished basement, just awaiting your plans for development. Riverstone is ideal for families, with many km's of walking & biking paths to explore Fish Creek or enjoy fly fishing on the world famous Bow River, perfectly blending nature in the city. The Century Hall community centre features year round activities both inside & out for all ages, including an outdoor skating rink, tennis courts. Schools, shops, restaurants & services are right up the hill. With easy access to both Deerfoot Trail and Stoney Trail this location makes

commuting a breeze. Book your showing today!