



GRASSROOTS
REALTY GROUP

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123 Cranbrook Circle SE
Calgary, Alberta

MLS # A2271373



\$1,649,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,226 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Slab	Utilities:	-

Features: Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Wet Bar

Inclusions: window coverings

This beautifully refreshed 3,226 sq ft estate home is set on a quiet street in Riverstone of Cranston, offering a bright walkout basement, an oversized triple garage and nearly 4,700 sq ft of total finished space. Backing directly onto the community pathway system and natural reserve, the home enjoys a peaceful setting with easy access to the Bow River escarpment and surrounding green space. The main floor features 10 foot ceilings, expansive windows and an open layout ideal for both everyday living and entertaining. The kitchen includes a large island, full height cabinetry, stone counters, premium appliances, a spacious walk-in pantry and a functional spice kitchen. A dedicated office, full bathroom, dining area, living room and organized mudroom complete the level. Upstairs, each of the three bedrooms includes its own ensuite bathroom. The primary suite is generously sized, with a walk-in closet and a five piece ensuite. A large bonus room, additional flex space and upper laundry add extra convenience. The fully developed walkout basement provides a spacious recreation area, wet bar, fourth bedroom, full bathroom and excellent storage. From here, the yard connects directly to the pathway network for walking, biking and exploring the natural surroundings. The home has recently undergone a thoughtful interior refresh, offering a clean, bright and move-in ready environment for its next owners. Riverstone remains one of Calgary's most sought-after communities, known for its natural beauty, access to parks and pathways, and close proximity to amenities, schools and Century Hall. A refined home in an exceptional location, ready to welcome its next chapter.