



GRASSROOTS
REALTY GROUP

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23 Cranbrook Green SE
Calgary, Alberta

MLS # A2285693



\$849,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,106 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: all attached shelving in garage

Located in the highly desired, quiet, and safe community of Riverstone, this 3-bedroom Trico-built home is an absolute stunner, offering upgrades and tasteful finishings throughout. A stunning chef's kitchen features under-cabinet lighting, soft-close cabinets, built-in appliances, a large island, and a deluxe coffee bar that matches the ambiance of the rest of the kitchen, with access to the walk-in pantry. The main level also has a perfectly decorated guest bathroom, a convenient back entry with a built-in bench, a spacious living room that hosts a gas fireplace, and a dining area that overlooks the private backyard and greenspace. Upstairs, you will find your family room that is wired for surround sound, three bedrooms, a functional laundry room with extra storage, a 4-piece washroom, and the primary bedroom that is flooded with natural light. The spa-like ensuite features a show-stopping shower that is fully tiled, a great-sized soaker tub, a double vanity, a large walk-in closet, and a convenient pocket door that separates the toilet space. The fully finished basement is perfect for entertaining, with a built in bar and electric fireplace plus plenty of storage, with potential for a fourth bedroom and another full bathroom. This home backs onto a greenspace and has a professionally landscaped private backyard with a miniature cherry tree, pear tree, paver blocks, a BBQ gas line, and mature perennials offering privacy and peace. The Bow River and fishing are just a few steps from your back door, with access to the walking path right out your back gate. With a new state-of-the-art kids' park at the end of the road, this home and neighbourhood truly have it all. Riverstone in Cranston is a nature-focused community that offers walking paths, skating, a splash park, as well as shopping amenities, schools, and quick, easy access to Stoney Trail. Please click the multimedia tab for

an interactive 3D tour, additional photos, and floor plans.