



**17 Cranbrook Circle SE  
Calgary, Alberta**

**MLS # A2288102**



**\$999,999**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,595 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Mirror in Powder Room and Ensuite, Hooks on Dining Room Wall, Hooks in Walk-In Closet, Shoe Cubbies in Garage, TV Wall Mount in Living Room, Telus Security System Components (3 cameras, doorbell camera, 2 sensors, control panel), Wine Racks in Basement Wetbar

Welcome to this beautifully crafted semi-custom home by Albi Homes, offering over 3,600 square feet of thoughtfully designed living space in the sought-after community of Riverstone. With four bedrooms and four bathrooms, this home pairs elevated finishes with the warmth and functionality today's families appreciate. The main level is both sophisticated and welcoming, thoughtfully designed for seamless everyday living and effortless entertaining. At its heart, the stunning chef-inspired kitchen showcases premium JennAir appliances, including a wall oven and gas cooktop, and an expansive island designed for gathering. The enclosed pantry enhances both form and function, featuring custom pull-out drawers that maximize storage while keeping pantry items neatly tucked out of sight. Designed for exceptional organization, this space maintains the kitchen's clean, refined aesthetic while offering everyday practicality. The dining area flows naturally from the kitchen, creating an elegant yet comfortable setting for everything from intimate dinners to holiday celebrations. The living room is anchored by a striking tiled gas fireplace with custom built-ins, offering warmth, architectural detail, and a true sense of home. A private main floor office is uniquely positioned for productivity without interrupting the natural flow of the living spaces. Upstairs, the home continues to impress with a thoughtfully curated layout. The spacious primary suite serves as a tranquil retreat, complete with a large, well-appointed ensuite and an expansive walk-in closet. Two additional bedrooms are generously sized and complemented by a full guest bathroom. A cozy bonus room provides a versatile lounge space perfect for movie nights or quiet evenings in while the upper-level laundry room, featuring custom cabinetry and a built-in sink, combines convenience with

elevated design. Dedicated upper-level air conditioning and dual furnaces ensure optimal comfort throughout the seasons. The fully developed basement enhances the home's livability with impressive 9-foot ceilings that create an open, airy ambiance. This level includes a large fourth bedroom, a spacious full bathroom, and an expansive recreation room ideal for entertaining or relaxed family time. A stylish wet bar adds a touch of sophistication, while abundant storage space keeps everything effortlessly organized. Outdoors, the professionally landscaped yard and generous deck with gas line offer a refined extension of the interior living space perfect for summer evenings and weekend gatherings. Just steps from Bow River pathways and multiple parks, the location offers a rare balance of natural beauty and urban convenience, with quick access to Century Hall, Seton's shopping, dining, medical services, and major commuter routes. This is more than a beautifully appointed home — it is a place where elevated design meets everyday comfort, creating a lifestyle that feels both luxurious and deeply welcoming.