



**19 Cranbrook Crescent SE
Calgary, Alberta**

MLS # A2292103



\$1,039,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,470 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Sound

Inclusions: Hot tub. A/C

Welcome to an exceptional home in the heart of Riverstone Cranston, where modern sophistication meets everyday comfort. This 4 bedroom, 3.5 bath residence offers nearly 3,600 square feet of developed living space and a seamless balance of elegance and practicality in one of Calgary's most exclusive communities. Designed to impress, every space reflects meticulous attention to detail and a layout meant for both entertaining and relaxed family living. As you enter, you're drawn into a grand, light-filled interior defined by high ceilings and refined finishes. The kitchen is a true centerpiece crafted for the inspired cook, with striking quartz surfaces, full-height cabinetry, and a sprawling island. A built-in oven, microwave, gas cooktop, and designer hood vent add both beauty and function, while the adjoining walk through pantry connects directly to a well-appointed mudroom, keeping your day-to-day perfectly organized. The main floor also features a quiet office for those who work from home and a welcoming living room anchored by a sleek gas fireplace. Whether hosting friends or winding down at night, this space effortlessly adapts to any mood or occasion. Upstairs, in the primary suite, enjoy a spa-inspired ensuite with dual vanities, a deep soaking tub, and a rejuvenating steam shower. The custom walk-in closet provides carefully designed built in storage. Two additional bedrooms, a roomy bonus area, upper-level laundry, and a beautifully finished four-piece bath offer plenty of flexibility for family or guests. The fully developed lower level expands your living space even further. A generous recreation zone and family lounge provide room for games, movies, and gatherings, while a fourth bedroom, full bathroom, and abundant storage make it ideal for overnight visitors or growing families. Step outside to your private oasis, a landscaped

backyard with a spacious deck, gas hook up and an inviting hot tub, perfectly suited for summer evenings or crisp winter nights under the stars. Central air conditioning, built-in speakers throughout the home, a fully insulated garage, and updates to the carpet and paint completed in 2022 add comfort and peace of mind. Situated in one of Calgary's most desirable neighborhoods, Riverstone offers immediate access to the Bow River, endless pathways, and an atmosphere of quiet prestige. With its natural beauty and close proximity to amenities, this home captures the best of refined suburban living. Opportunities like this rarely come along, discover what makes life in Riverstone so extraordinary.