



**38 Cranbrook Place SE  
Calgary, Alberta**

**MLS # A2296723**



**\$825,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,296 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	-
<b>Features:</b>	French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** 2 TV Wall Mounts, Shed

Beautiful Cedarglen-built home perfectly situated on a corner lot in sought-after Cranston Riverstone. From the moment you step inside, you're welcomed by a spacious entry, 9-foot ceilings, & rich hardwood flooring that flows throughout the main level. The stylish kitchen is designed for both everyday living & entertaining, featuring two-tone cabinetry, granite countertops, a massive island with eating bar, & a walk-through pantry leading to the mudroom. Imagine family dinners & fun dinner parties in the dining area! The bright & inviting living room is anchored by a cozy gas fireplace, while the main floor office with double French doors & built-in workspace makes working from home effortless. Upstairs, the impressive bonus room with coved ceiling offers the perfect place to unwind. The primary suite is a true retreat, complete with a dream ensuite & a large walk-in closet, while two additional bedrooms provide plenty of space for family or guests & the upper laundry is very efficient. The fully finished basement adds incredible versatility with a large open area ideal for a rec room, gym, or games space, plus a bathroom rough-in & 2 large egress windows for future development. Step outside to your private backyard oasis, featuring mature trees, a large deck with privacy glass, retractable awning, gas BBQ hookup, & a spacious shed—perfect for relaxing or entertaining all summer long. All this just steps to a beautiful network of nature walking paths!! Welcome home!!!