



**24 Cranbrook Cape SE  
Calgary, Alberta**

**MLS # A2296987**



**\$1,169,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,401 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Chest Freezer (in Pantry)		

An exceptional opportunity awaits in the coveted community of Riverstone. This stunning, like-new home has been meticulously maintained by its original owners and offers over 3,300 sq. ft. of beautifully developed living space across three levels, featuring 5 bedrooms and 3.5 bathrooms. Tucked away on a quiet cul-de-sac and backing directly onto an environmental reserve with no neighbours behind, this property delivers a rare combination of privacy and natural beauty - just steps from the extensive pathway system along the Bow River. At the heart of the home is a truly show-stopping kitchen, designed to impress and built without compromise. A built-in Sub-Zero refrigerator is paired with a premium Wolf appliance package, including a gas cooktop, built-in wall oven, and microwave - perfectly suited for both everyday living and elevated entertaining. A sprawling walk-through pantry seamlessly connects to the mudroom and double attached garage, offering everyday convenience. The expansive main level is thoughtfully designed for both comfort and entertaining, with the kitchen flowing effortlessly into the dining and living areas. The great room features soaring open-to-below ceilings and is anchored by a central gas fireplace, while oversized windows frame the tranquil reserve beyond, creating a bright, airy space year-round. The dining area opens directly to the rear deck and professionally landscaped backyard, and a private main floor den provides the ideal work-from-home setup. Natural wood and spindle railings lead to the upper level where a central bonus room thoughtfully separates the primary retreat from the secondary bedrooms. The expansive primary suite overlooks the escarpment, offering peaceful views, complete privacy, and beautiful morning light. It is complemented by a large walk-in closet and a luxurious five-piece

ensuite featuring dual vanities, a tiled shower, a soaker tub, and a private water closet. Two additional bedrooms - each over 14' x 10' - a well-appointed main bathroom with dual sinks and a walk-in shower, and a spacious laundry room with a sink complete the upper level. The professionally developed basement adds incredible versatility, featuring a large recreation room, two additional bedrooms, a full bathroom, and a utility room with ample storage. Completing this move-in ready property is a large deck that overlooks the backyard and green space. The professionally landscaped yard offers the perfect outdoor living space with grass and a rock garden completed with trees and shrubs. A rare offering in one of Calgary's most sought-after natural communities, this is Riverstone living at its finest.