



**29 Cranbrook Park SE
Calgary, Alberta**

MLS # A2301681



\$999,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,449 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Insul		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	Storage Shed		

Welcome to this stunning, fully finished walkout home in the highly sought-after community of Cranston's Riverstone, offering over 3,450 sq ft of thoughtfully designed living space and exceptional upgrades throughout. From the moment you step inside, you're greeted by a spacious front entrance and a striking open-to-below staircase that sets the tone for this elegant home. Luxury vinyl plank flooring flows through the main floor, featuring a versatile formal dining room with a sophisticated double tray ceiling—perfect for entertaining or easily used as a home office or flex space. Large windows flood the entire main level with natural light, creating a bright and inviting atmosphere. The heart of the home is the open-concept living area, highlighted by a beautiful gas fireplace with white brick surround and classic mantel. The adjacent dining area flows seamlessly into the chef-inspired kitchen, complete with a large central island, extended-height cabinetry, quartz countertops and upgraded stainless steel appliances including a gas cooktop, range hood, wall oven, and built-in microwave. A bar fridge and dedicated coffee bar nook add both function and luxury, while ample cabinetry provides exceptional pantry storage. A well-designed mudroom with built-ins and a stylish designer half bath complete the main floor. Custom lighting throughout the home adds a modern, elevated touch. Upstairs, the elegant open spindle and oak staircase leads to a spacious bonus room perfect for family movie nights. The upper level laundry room is both practical and stylish, featuring designer tile flooring and abundant linen storage. Two generously sized bedrooms are situated at the front of the home and share a well appointed 4-piece bathroom. The primary retreat is a true sanctuary, featuring a moody, sophisticated ambiance accented by a statement chandelier. The

luxurious 5-piece ensuite includes dual sinks, a soaker tub, makeup vanity and an oversized fully tiled shower, along with a massive walk-in closet. The professionally finished walkout basement, completed by the builder, offers incredible additional living space with a large open recreation area, a fourth bedroom, a full 4-piece bathroom, as well as extensive storage. Step outside to enjoy the beautifully designed outdoor spaces. The upper fun span deck features durable finishes and sleek glass railing, with stairs leading to the lower level. The private patio below is already equipped with hookups and drainage for a future hot tub. The large northwest-facing backyard provides plenty of afternoon sun and includes a charming storage shed. This home also comes equipped with air conditioning and a water softener. Ideally located, this home offers views of Cranbrook Pond and the Bow River and is just steps from a playground, surrounded by scenic walking paths and natural reserve areas. With easy access to Deerfoot Trail, as well as nearby schools and shopping, this location perfectly balances convenience and nature.