



**GRASSROOTS**  
REALTY GROUP

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**119 Cranbrook Green SE**  
**Calgary, Alberta**

**MLS # A2152039**



**\$869,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,211 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Low Maintenance Landscape, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** TV Wall Mount in Living Room

**OPEN HOUSE** sun July 28 1:00-4:00 pm Discover this immaculate home in one of Calgary's most sought-after new communities. Nestled within a dynamic network of trails and pathways leading to numerous playgrounds, Fish Creek Park, and the Bow River, this home offers unparalleled engagement with nature. Situated on a fully landscaped, oversized lot, this residence boasts a rare 53ft walkout backyard. The open-concept design features a great room with a gas fireplace, 9ft ceilings on the main floor, and a chef-inspired kitchen equipped with a gas cooktop, stainless steel appliances, and quartz countertops. The amazing 300sqft outdoor living space off the main floor provides the perfect area for relaxing or entertaining. It includes gas hookups for a BBQ, fire table, or patio heater, and stairs leading down to the backyard. The home showcases an open-to-above staircase leading to a central bonus room. The upper floor features a large laundry room and oversized children's bedrooms with walk-in closets and a separate 5 piece bathroom. The primary bedroom offers 9ft ceilings, a walk-in closet, and a spa-inspired ensuite with dual vanity sinks, a separate water closet, and a huge soaker tub. Additional features include brand new Hunter Douglas window coverings and air conditioning. Don't miss out on this rare opportunity!