



130 Cranbrook Cove SE
Calgary, Alberta

MLS # A2152203



\$799,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	R-1s
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: Call seller directly

Modern, detached home located in Cranston's Riverstone, one of Calgary's most desirable communities! Amazing location with the pathway to the Bow River and Fish Creek Park right out your front door. Enjoy close proximity to parks, shopping, schools and recreation + easy access to golf, hiking and some of the world's best fishing on the Bow River. This like-new 3 bedroom, 2.5 bathroom 2 storey has an open concept main floor featuring a gourmet kitchen with quartz countertops, upgraded black stainless steel appliances and upgraded full height two-toned cabinetry, an inviting formal dining area, a comfortable great room with floor-to-ceiling tiled feature fireplace and access to the rear concrete patio with gas line and landscaped backyard where you can enjoy a summer BBQ while entertaining your friends. A 2 pc powder bathroom and a mud room from the garage complete the main floor. The upper floor features a large bonus room, 2 spacious bedrooms, a laundry room and a master bedroom with a walk-in closet and a luxurious 5 piece ensuite. The basement could be developed to feature 1 or 2 more bedrooms, a full bathroom, a recreation room and/or a games area. All this plus 9' knock-down ceilings, triple glazed windows, 8' interior and exterior doors, on-demand hot water heater and extensive luxury vinyl plank flooring throughout the main floor.