



**91 Cranbrook Crescent SE
Calgary, Alberta**

MLS # A2159723



\$929,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,442 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-1s
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	AC, Solar Panels		

Serene location Backing onto Green Space, Incredibly large lot nestled in a quiet neighborhood, the prestigious River Stone community. Surrounded by nature, this stunning 4-bedroom, 3-bathroom home combines modern amenities with timeless charm. Offering a spacious layout and elegant features throughout. Boasting almost 2,500 square feet of living space, not including the unspoilt basement, this home offers ample room for relaxation and entertainment. A prime location backing the Cranston escarpment! The gourmet kitchen is a masterpiece, featuring a generous size quartz island, abundant built-ins, high-grade appliances, and a corner pantry. The bright and airy dining and living areas seamlessly merge within the open floor plan, creating a harmonious flow. Large patio sliding doors and expansive windows flood the space with natural sunlight, inviting you to step outside and envision the endless possibilities for your family's enjoyment. The spacious main level bedroom/den is great for guests, extended family or an office. The luxurious primary suite is a tranquil haven featuring a picturesque backyard view, expansive en-suite bathroom with soaker jet tub, dual vanities and spacious walk-in closet. Two additional bedrooms and a generous size bonus room complete the upper level. On a premium 6,167 sq ft lot, the backyard is a private oasis, complete with a deck for outdoor dining, a lush lawn, and mature landscaping overlooking green space for ultimate privacy. So much space-potential for a pool, trampoline, hot tub, the possibilities are endless with this expansive private yard. This home is energy-efficient, equipped with solar panels! Large attached 2-car garage with additional storage space. Additional highlights include; Hardwood Floors, Cozy fireplace, 7.1 theatre system, new carpet, heated flooring, extra lighting throughout, newer appliances and air

conditioning! Situated in a highly desirable area- Steps to the majestic Bow River, Dragonfly Park, Zipline Park, Heritage Point Launch Pad, and a short drive to multiple schools and downtown Calgary. This house is not just a place to live, but a place to call home.