



**6 Cranbrook Hill SE**  
**Calgary, Alberta**

**MLS # A2169493**



**\$849,999**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,240 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-1s
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub		

**Inclusions:** N/A

Welcome to your beautiful new home, located in the desirable community of Cranston Riverstone! Located less than 300m from the Bow River, this lovingly maintained corner lot home boasts over 2200 sq.ft of smartly developed living space. Once inside the large foyer, you'll notice a cleverly placed "pocket" office on your left, before heading down the hallway and your grand entrance to the open living room and kitchen. The living room, with many large windows to the rear, and additional side windows flanking the fireplace, allow for plenty of natural light. Your kitchen is huge, with a large quartz countertop island for prep space, tall over height cabinets, a full range of stainless steel appliances, and contrasting white cabinets to enhance that open kitchen design. And the large, sensibly placed walkthrough pantry, supports the kitchen and garage connection when doing those monthly grocery restocks. Upon completing your journey upstairs, you are greeted by another full living space and bonus room, already wired for sound for a family movie night. The primary suite offers a beautiful and bright ensuite, with a gorgeous shower, dual sinks, and a deep tub for soaking. The two secondary bedrooms are massive, so kids or guests will have plenty of space to grow or visit. The secondary bathroom flows with the rest of the theme as the cabinetry and counters match the ensuite and kitchen. And rounding off the second floor is the thoughtfully placed laundry, located between all of the bedrooms where it should be. Being in Riverstone means that you are connected to nature, as you are steps away from the bow river and the many paths and greenspaces just outside your door. And you have quick access to Deerfoot Trail, which means that you can be outside of the city in only minutes, or to the airport in less than 30. Here is your opportunity to get a premier lot and home in one of the most desirable

communities in all of Calgary, so book your showing today!