



GRASSROOTS
REALTY GROUP

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153 Cranbrook Cove SE
Calgary, Alberta

MLS # A2176148



\$899,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,329 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier		

Inclusions: None

Evening walks by the Bow River and tons of more activities are what you will be enjoying in your brand new house in a brand new area in the most wanted community in Calgary! Built by Brookfield Residential this house offers you everything what you need for your family. A spacious open concept main floor with a trendy two toned kitchen with quartz counter tops and a spacious pantry, hardwood floors and big windows in the family room and a beautiful fireplace covered with ceramic tiles around it. The mud room as well as the entrance offer lots of room and storage. The main level is VERY BRIGHT and welcoming. The upper floor is equipped with 3 bedrooms including the gorgeous master bedroom and its ensuite with the latest features and one more full bathroom. The bonus room is big and bright for multiple usage! This home is located on a corner lot in a family oriented neighbourhood with great schools and shopping opportunities around it as well as a very short drive to the next hospital. Riverside Cranston is surrounded by a big number of parks including a zipline park, walking and biking paths and is located right by the beautiful Bow River. Within 20 minutes you can reach Calgary's most wanted attractions such as the Heritage Park and Fort Calgary.