



GRASSROOTS
REALTY GROUP

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453 Cranbrook Gardens SE
Calgary, Alberta

MLS # A2199671



\$950,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,376 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows		

Inclusions: None

This Arts & Crafts elevation Robson 26' built by Brookfield Residential is fully developed and heavily upgraded throughout! Featuring 3 living areas, 5 bedrooms, 3.5 bathrooms and situated on an oversized extra deep lot, this stunning new home is exactly what you've been looking for! Located in the heart of prestigious Riverstone, this brand new home is one of the very last new homes to be built in the entire community. The home has a grand foyer with front office space that could also be used for a children's play space, reading room or den. The centre of the main floor features a spiral staircase that leads to the second level - offering unique design features rarely seen in a home of this size. The gourmet kitchen includes a walkthrough pantry off of the mudroom and garage, adding to everyday convenience. The kitchen overlooks both the living and dining areas - making this the perfect space to entertain. A central gas fireplace and walls of windows in both the living and dining rooms allows for natural light to pour through the space all day long. Patio doors off of the living area lead to the 10' x 13' deck, perfect for outdoor entertaining. The main floor has a 2pc powder room and is complete with 9' ceilings and 8' doors throughout - creating a more open space. The spiral staircase leads to the second level where you'll find a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite is complete with a 5 pc en suite including dual sinks, walk-in shower and a private water closet - in addition to its expansive walk-in closet. Two more bedrooms, a full bathroom with double sinks and a laundry room complete the second level. The basement is professionally developed by the builder, ensuring you have warranty throughout the entire home and providing a spaces that flows effortlessly. The basement features a large rec room and

games area, 2 bedrooms and a full bathroom - making it the ideal space for family while they visit. The extra deep lot spans nearly 5,200 square feet in size - ensuring that your yard space is as enjoyable as your new home. Builder new home warranty & Alberta New Home Warranty are included with the purchase of this brand new home. Move in right away! *Builder warranty and Alberta New Home Warranty included with this new home. *Please note: Photos are from a show home model and are not an exact representation of the property for sale - it's just in the finishing stages of construction.