



**GRASSROOTS**  
REALTY GROUP

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**47 Cranbrook Gardens SE**  
**Calgary, Alberta**

**MLS # A2205180**



**\$699,500**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,801 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom home in the highly sought-after community of Cranston's Riverstone! Built in 2021, this modern residence perfectly blends style and functionality, featuring stainless steel appliances, sleek laminate flooring, and an open-concept, multi-level layout—ideal for both everyday living and entertaining. The bright and spacious kitchen boasts granite countertops, a large island, and ample cabinetry, seamlessly flowing into the inviting living and dining area. Upstairs, you'll find a generous bonus room and convenient second-floor laundry. The primary suite is a true retreat, located on the top level, featuring a spa-like ensuite and walk-in closet. Two additional bedrooms provide plenty of space for family or guests, and a second full bathroom completes this floor. Enjoy the convenience of an unfinished walk-out basement, ready for your personal touch—whether it's a home gym, recreation room, or additional living space. Nestled in Cranston's Riverstone, you'll love being surrounded by nature, with easy access to walking paths, parks, and the Bow River. Don't miss this opportunity to call this incredible home yours—schedule a viewing today!