



**GRASSROOTS**  
REALTY GROUP

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**63 Cranbrook Park SE**  
**Calgary, Alberta**

**MLS # A2205304**



**\$859,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,114 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Heated Garage, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		
<b>Inclusions:</b>	Garden shed, garden beds, garage tire rack, garage French cleat wall, garage gas heater, laundry room sink, shelving in entry closet		

Nestled on the largest corner lot on the block that backs onto open space, this 2,114 sq. ft. home with 611 sq. ft. of outdoor patio space is located in the highly sought-after Cranston Riverstone. Thoughtfully designed with high-end upgrades, this three-bedroom, three-bathroom home is perfect for those who appreciate both indoor and outdoor living. The spacious foyer welcomes you with a walk-in coat closet, leading past a vibrant powder room to the chef-inspired kitchen featuring 9-ft ceilings, west-facing windows, upgraded built-in cabinetry, herringbone backsplash, thick quartz countertops, a large island with seating, and premium stainless steel appliances, including a Café electric double oven with a 6-burner gas cooktop, Bosch dishwasher, and LG refrigerator. The living room is centered around a stone-surround gas fireplace, while the dedicated dining space connects seamlessly to the beautifully landscaped backyard with an irrigation system, raised garden beds, and stonework patio—ideal for summer entertaining. The second floor is designed for relaxation, featuring a spacious family room with an “tray ceiling, two generously sized bedrooms with ample storage, and a shared 4-piece bathroom. The private primary suite boasts a walk-in closet, a spa-inspired ensuite with in-floor heating, a soaker tub, and custom-sized shower with upgraded hardware. The laundry room is accessible off the primary suite with a built-in stainless steel sink. The unfinished lower level offers “ceilings and a versatile layout ready for development. In addition, the oversized heated double attached garage boasts “ceilings, a “garage door, a tire rack, wood storage rack and dual man doors. Situated within a quiet playground zone, directly across from Tree Park, one of four playgrounds in the Cranston

valley, and steps from walking paths along the Bow River, this home offers a fantastic location. Conveniently close to South Health Campus (9 min drive), YMCA at Seton, and top-rated schools including Sibylla Kiddle School, Dr. George Stanley School, and Joane Cardinal-Schubert High School, this exceptional home is a must-see.