



GRASSROOTS
REALTY GROUP

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5 Cranbrook Place SE
Calgary, Alberta

MLS # A2207589



\$935,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,491 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Environmental Reserve, Landscaped, Many Trees, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Sonos speaker system w/ wall mounted hub and ceiling mounted speakers, Central AC Units, Window Coverings & Blinds. TV wall mount (bonus room), Surround sound system including wall mounted speakers (bonus room)

Located in the highly sought-after community of Riverstone in Cranston, this stunning former Albi show home offers an exceptional blend of luxury, function, and comfort. Situated on a premium corner lot with no neighbours behind, this meticulously maintained property boasts over 3,200 SqFt of developed living space, including 2,491 SqFt above grade. Inside, you'll find 4 spacious bedrooms and 3.5 beautifully appointed bathrooms. The thoughtful layout offers privacy and practicality, with the elegant primary retreat separated from the secondary bedrooms upstairs. The primary suite features an upgraded tray ceiling, a spa-inspired 5-piece ensuite with an oversized shower, dual vanities, expansive counter space, a walk-in closet, and direct access to the conveniently located laundry room. The gourmet kitchen is the heart of the home, showcasing a massive granite island, built-in appliances, hidden range hood, ceiling-height stained cabinetry, under-cabinet lighting, dedicated wine fridge, striking herringbone backsplash, and exotic wide plank engineered hardwood. The builder-finished basement extends the living space with a large rec room, full wet bar, spacious bedroom, and ample storage in the oversized utility room. Premium upgrades include two furnaces (each with A/C), built-in speakers across the house (including ensuite) controlled by a Sonos system, triple-pane windows throughout, full Hardie board exterior, 9ft ceilings on the main level and basement, plus a built-in irrigation system to help maintain your meticulously landscaped backyard. The oversized mudroom with built-ins is perfect for busy families, and the 24'x22' garage offers high ceilings and extra space for storage. Steps from scenic pathways along the Bow River, multiple parks, and quick access in and out of the community, this home truly has it all.

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