

108 Cranbrook Gardens SE  
Calgary, Alberta

MLS # A2254619

**\$849,999**

|                  |                                                                        |               |                  |
|------------------|------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cranston                                                               |               |                  |
| <b>Type:</b>     | Residential/House                                                      |               |                  |
| <b>Style:</b>    | Bungalow                                                               |               |                  |
| <b>Size:</b>     | 1,370 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, Driveway, Garage Faces Front                   |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                              |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L |               |                  |

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| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                          | <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                                                                                                                                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame, Wood Siding                                                                                                 | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Hot Tub.                                                                                                                                         |                   |     |

**\*\*Open House this Saturday, October 25th from 1:00-3:00 PM\*\*** An immaculate walkout bungalow that backs onto a pond in the heart of Riverstone! This original-owner home has been meticulously cared for and is the perfect property for those looking to downsize or for a small family. Offering nearly 2,500 square feet of developed living space, this beautiful move-in ready home features a home office (or second main level bedroom), 2 living areas, 2 bedrooms, 2.5 bathrooms and plenty of storage space. The bright and open main living space has soaring 10' ceilings, 8' doors, and warm flooring throughout. The timeless white kitchen is central to the main living space and beautifully finished with herringbone beveled backsplash, quartz countertops, a neutral grey accent island and a suite of stainless steel appliances including built-in chimney hood fan, built-in microwave and a gas range. The walk-through pantry off of the mud room and built-in appliance storage add to the everyday convenience of living in this stunning home. A large central dining space spanning ~12'x12' has ample space for a large table in addition to the entertainment seating at the peninsula. The main living area has a wall of patio doors overlooking the backyard and pond, creating a tranquil living space all year round. The rear balcony spans the width of the home and is the perfect place to soak up the sun with views all summer long. The expansive primary suite overlooks the pond and has a private ensuite with dual sinks, a fully tiled walk-in shower and a walk-in closet. A large office on the main level is the perfect den space / reading room and could be used as a guest bedroom if desired. Built-in storage with floating shelves, a 2 pc bathroom and full laundry room complete the main level, providing single level living without compromise. Maple and iron spindle railing lead to the fully developed

walkout basement that has 9' ceilings and 8' doors, completing the large and spacious feel throughout this property. The expansive rec room has ample space for a TV room, home gym and games area in addition to the second bedroom, another full bathroom with tub & shower, and storage spaces. Patio doors off of the walkout basement lead to the fully covered patio overlooking the backyard and pond. The patio is the perfect space for shaded outdoor living and is the ideal space for a hot tub with views. The 136' deep lot has been professionally landscaped and offers a comfortable amount of outdoor living space that isn't too much to maintain. Completing this home is a double attached garage to keep your vehicle and valuables safe all year + central A/C to keep you cool all summer long. Finding a detached bungalow in Riverstone is difficult, finding one this immaculate and at this price is unheard of!