



REALTOR®



# 18 Cranbrook Park Calgary Alberta

\$824,900

18 Cranbrook Park is an absolutely STUNNING single family home backing onto a green belt steps from the Bow River pathways. This home will leave you speechless & you are going to love it! The main floor features upgrades including 9' knock down ceilings, beautiful archways, upgraded railing, and tons of windows to allow for the optimal natural light. The two toned kitchen boasts striking cabinetry (full height & soft close), SS appliances, quartz counters, farmhouse style sink, upgraded range hood, and a huge walk through pantry w/ loads of built ins for storage into the mud room. The main floor also hosts the bright & spacious dining area, large great room - equipped with a beautifully tiled gas fireplace w/ mantle, and a 2 pc powder room. The 2nd storey features a large central bonus room with cathedral ceilings, full 5 pc bathroom with quartz counters & undermount sinks, 2 spacious bedrooms, and the incredible primary bedroom! The primary is huge, features a large walk-in closet w/ built-ins, and has a barn door leading to the dreamy ensuite - double sinks, walk in shower, huge soaker tub. BONUS - the laundry room is also on this floor w/ a barn door and beautiful floor tile! The basement is undeveloped - waiting for your creative touch. Double attached garage is drywalled w/ a 220 volt outlet for electric cars. The location is what will make you fall in love with this home - it truly can't get better than this. Backing onto a green belt in Cranston's Riverstone w/ access to the endless walking paths of Fish Creek Park. Just steps from the bow river. Feel relaxed while you lounge on the large back deck enjoying your morning coffee. Enjoy hosting backyard BBQs in the summer with friends & family. The possibilities of joyful memories for you and your family are limitless when a place like this is your home! You'll also have access to the Cranston's Community Hall ...

2pc Bathroom .00 Ft x .00 Ft

Dining room 11.75 Ft x 7.08 Ft

Foyer 7.92 Ft x 5.83 Ft

Kitchen 11.67 Ft x 15.83 Ft

Living room 12.17 Ft x 15.83 Ft

Other 8.08 Ft x 6.67 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 11.42 Ft x 13.83 Ft

Bedroom 10.83 Ft x 12.33 Ft

Bonus Room 15.50 Ft x 11.75 Ft

Primary Bedroom 11.83 Ft x 20.00 Ft

Laundry room 6.92 Ft x 7.50 Ft

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