



# 187 Cranbrook Circle Calgary Alberta

\$1,349,000

ON THE WATER WITH FANTASTIC VIEW'S IN THE HIGHLY DESIRABLE COMMUNITY OF CRANSTON, RIVERSTONE. BEAUTIFUL 3880+SQ. FT. HOME IS LOCATED ON THE POND WITH AN UNOBSTRUCTED VIEW.WALKING/ BIKING TRAILS IN YOUR REAR YARD AND THE BOW RIVER STEPS AWAY .5 SPACIOUS BEDROOMS COMPLEMENTED BY 4 FULL BATHS AND 2 - 1/2 BATHS. OPEN FLOOR PLAN CATERS TO FAMILY LIVING AND ENTERTAINING. FILLED WITH LIGHT FROM THE SOUTH EXPOSED WINDOWS ,THOUGHTFULL ELEGANT UPGRADES THROUGHOUT THE PROPERTY. 5 BURNER GAS STOVE, CONVECTION MICROWAVE AND OVEN, OVERSIZE IN SET WALL REFRIGERATOR, FULL HEIGHT CABINETS, WINE AND BEVERAGE CENTRE, OVERSIZE GRANITE ISLAND COUNTER TOP, TASTEFULL BACKSPLASH , UNDERMOUNT AND SHOWCASE LIGHTING, HUGE ISLAND, SPACIOUS WALK-IN PANRTY FOR THE FOOD ENTHUSIAST,ORGANIZED FOR A CHEF, ALSO A BUTLER'S PANTRY,LUXURY VINYL PLANK FLOORING AND HIGH VAULTED CEILINGS, OVERSIZE WINDOWS WITH TRANSOM WINDOWS TO ADD EXTRA LIGHT. MAIN FLOOR OFFICE WITH GLASS FRENCH DOORS AND HIGH CEILINGS, UPPER FLOOR HAS A/C, FRONT BONUS ROOM WITH HIGH CEILINGS, LOTS OF NATURAL LIGHT, PRIMARY SUITE HAS SOUTH FACING UNOBSTRUCTED WATER/VALLEY AND HILLSIDE VIEWS. VAULTED CEILING, SPA ENSUITE BATH WITH 2 SINKS STAND ALONE TUB, SHOWER HAS RAINFOREST SHOWER HEAD AND ANOTHER SHOWERHEAD AND 4 JETS, CENTRE COUNTER PRODUCT CABINET AND 10 M SHOWER GLASS, QUARTZ COUNTER TOPS IN ALL THE BATHROOMS, TOILET ROOM. FULL WALK-IN CLOSET WITH BUILT IN DRAWERS AND SHELVES. LAUNDRY IS ALSO ON THE UPPER FLOOR WITH SINK, BUILT-IN AND SHELVES. CONVENIENT TO THE 3 OTHER GOOD SIZE BEDROOMS , ONE OF THEM HAS A ATTACHED 4 PIECE EN-SUITE BATH. CUSTOM BLACK OUT BLINDS ON BEDROOM WINDOWS .LOWER WALK OUT LEVEL HAS A LARGE RECREATION ROOM WITH A FULL BAR,H DISHWASHER, SINK, FRIDGE AND WINE RACKS AND PLENTY OF DRAWERS AND CABINETS FOR STORAGE. A CONVENIENT 2 PIECE BATHROOM, ANOTHER LARGE BEDROOM FOR GUESTS WITH A 4 PIECE EN-SUIT...

4pc Bathroom 10.33 Ft x 5.67 Ft

2pc Bathroom 6.33 Ft x 5.33 Ft

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Listing Presented By:



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**4pc Bathroom** 4.83 Ft x 8.17 Ft  
**5pc Bathroom** 15.58 Ft x 10.33 Ft  
**Bedroom** 12.75 Ft x 11.42 Ft  
**Bedroom** 10.33 Ft x 11.33 Ft  
**Bedroom** 10.58 Ft x 12.83 Ft  
**Family room** 15.42 Ft x 16.42 Ft  
**Laundry room** 4.92 Ft x 8.17 Ft  
**Primary Bedroom** 14.42 Ft x 13.58 Ft  
**Other** 9.92 Ft x 6.67 Ft

**4pc Bathroom** 7.83 Ft x 4.92 Ft  
**Other** 9.25 Ft x 16.75 Ft  
**Bedroom** 12.08 Ft x 20.50 Ft  
**Recreational, Games room** 20.42 Ft x 24.00 Ft  
**Furnace** 13.33 Ft x 10.58 Ft  
**2pc Bathroom** 7.92 Ft x 5.58 Ft  
**Dining room** 15.00 Ft x 11.50 Ft  
**Foyer** 12.67 Ft x 8.00 Ft