



## 453 Cranbrook Gardens Calgary Alberta

\$950,000

This Arts & Crafts elevation 'Robson 26' built by Brookfield Residential is fully developed and heavily upgraded throughout! Featuring 3 living areas, 5 bedrooms, 3.5 bathrooms and situated on an oversized extra deep lot, this stunning new home is exactly what you've been looking for! Located in the heart of prestigious Riverstone, this brand new home is one of the very last new homes to be built in the entire community. The home has a grand foyer with front office space that could also be used for a children's play space, reading room or den. The centre of the main floor features a spiral staircase that leads to the second level - offering unique design features rarely seen in a home of this size. The gourmet kitchen includes a walkthrough pantry off of the mudroom and garage, adding to everyday convenience. The kitchen overlooks both the living and dining areas - making this the perfect space to entertain. A central gas fireplace and walls of windows in both the living and dining rooms allows for natural light to pour through the space all day long. Patio doors off of the living area lead to the 10' x 13' deck, perfect for outdoor entertaining. The main floor has a 2pc powder room and is complete with 9' ceilings and 8' doors throughout - creating a more open space. The spiral staircase leads to the second level where you'll find a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite is complete with a 5 pc en suite including dual sinks, walk-in shower and a private water closet - in addition to its expansive walk-in closet. Two more bedrooms, a full bathroom with double sinks and a laundry room complete the second level. The basement is professionally developed by the builder, ensuring you have warranty throughout the entire home and providing a spaces that flows effortlessly. The basement features a large rec room +...

Bedroom 8.50 Ft x 9.42 Ft

Recreational, Games room 12.67 Ft x 8.00 Ft

Recreational, Games room 16.50 Ft x 10.25 Ft

4pc Bathroom Measurements not available

Bedroom 9.83 Ft x 9.83 Ft

Great room 13.00 Ft x 13.33 Ft

Bonus Room 15.33 Ft x 15.00 Ft

Primary Bedroom 12.67 Ft x 15.08 Ft

5pc Bathroom Measurements not available

Bedroom 9.50 Ft x 11.33 Ft

Bedroom 10.17 Ft x 10.33 Ft

5pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Charles

<http://www.kevinfrench.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Dining room 9.50 Ft x 12.00 Ft

Laundry room Measurements not available

2pc Bathroom Measurements not available