



# 144 Cranbrook Gardens Calgary Alberta

\$935,000

Riverstone has it all. And here it is, your pristine, unique family home. One of the few that back onto a beautiful pond which offers NGE0 level waterfowl, spring through late fall: And so close to Bow River pathways! Brookfield Residential designed this home for the original owner with many many high end upgrades to their lovely Rundle plan. You'll enjoy over 2600 sq ft of finished living space. The open style main living space has soaring 10' ceilings, 8' doors, and upscale touches everywhere. This kitchen has the full meal deal treatment with a custom package. Soft close reinforced drawers, luxury backsplash tiling plus a widened and raised island of white quartz , Stainless steel appliances including a chimney hood fan, microwave and a gas range. Joining your guests will be a pleasure in the main living area, with its large dining area where meals are a joy with a view. This main living area has wide windows and a sliding door opening onto a full length extended deck with glass railings, of course. It overlooks the custom designed backyard and the huge pond. All together, creating a tranquil living space all year round. The rear deck is the perfect place to soak up the sun all year long. The large master suite with its 'wide sreen ' window, overlooks the pond and has a gorgeous ensuite , fully glass tiled walk-in shower & a bidet, opening to a luxury sized walk-in closet. Two more bedrooms one with an oversize closet grace the upper level. theres also bonus area that easily makes space for work out or work /play .A 4 pc bathroom and full laundry room complete the 2nd level. The flex family/living room in the walk out could be a home gym/games area. It has a wet bar with sink & up graded wiring for additional appliances. Also, there's a washer dryer hook up in the storage area to make for even more possibilities and independent living! ...

Primary Bedroom 14.00 Ft x 12.67 Ft

Bedroom 14.25 Ft x 9.17 Ft

Bedroom 15.67 Ft x 8.92 Ft

Laundry room 7.25 Ft x 5.25 Ft

Other 12.83 Ft x 6.50 Ft

4pc Bathroom 9.92 Ft x 8.67 Ft

Storage 13.08 Ft x 10.25 Ft

4pc Bathroom 12.00 Ft x 4.92 Ft

Other 24.42 Ft x 15.00 Ft

Living room 13.25 Ft x 12.83 Ft

Dining room 11.25 Ft x 10.08 Ft

Kitchen 12.42 Ft x 9.75 Ft

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Listing Presented By:



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4pc Bathroom 9.42 Ft x 6.92 Ft  
Bedroom 11.00 Ft x 10.08 Ft  
Family room 23.17 Ft x 22.33 Ft

Foyer 14.17 Ft x 4.75 Ft  
Other 24.08 Ft x 11.58 Ft  
2pc Bathroom 5.92 Ft x 5.25 Ft