



# 144 Cranbrook Gardens Calgary Alberta

\$865,000

Riverstone has it all for you with this unique 2600+ finished sq ft living. One of the few that over look water, offering NGE0 level nature viewing. So close to Bow River pathways! A Brookfield Rundle model with so many high end upgrades. The open style main living space has soaring 10' ceilings, 8' doors, and up-touches everywhere. Your kitchen has the full treatment custom package. Soft close reinforced drawers, luxury backsplash plus a widened and raised island of white quartz , Stainless steel appliances, a chimney hood fan, microwave and a gas top range. Accommodating your guests will be a pleasure , with its large living dining area . This main living area has wide view windows and a sliding door opening onto a full length widened deck with glass railings, of course. It overlooks the zen like professionally designed backyard and over the beautiful pond. All together, it's a natural space all year round. The rear deck is the perfect place to soak up the sun with your morning coffee. Moving through and up the vaulted stairway, a large primary suite awaits with its 'wide screen ' windows, overlooks the view and its gorgeous ensuite . There's a fully tiled walk-in shower, a bidet, a wide quartz counter dressing area opening to a luxurious walk-in closet. Two more bedrooms ,one with another walk-in closet grace the upper level. there' also bonus area that easily makes space for work out or work /play .A 4pc bathroom & full laundry room complete the 2nd level. Your Walk out is a perfect NANNY or IN-LAW suite! Your flex family/living room could be a home gym/office or games area. It has a granite wet bar with cabinet, & up graded wiring for additional appliances. A washer dryer hook up in the storage area makes for even more possibilities & independent living! The large 4th bedroom /flexroom also has the beautiful view .A 4 pc bathroom with linen closet round out ...

Primary Bedroom 14.00 Ft x 12.67 Ft

Bedroom 14.00 Ft x 12.67 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

4pc Bathroom 12.00 Ft x 4.92 Ft

Storage 13.08 Ft x 10.25 Ft

Other 24.42 Ft x 15.83 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 8.67 Ft  
Bedroom 11.83 Ft x 10.08 Ft  
Family room 23.17 Ft x 22.33 Ft

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