



## 46 Cranbrook Cove Calgary Alberta

\$930,000

LIKE IN BRAND NEW CONDITION (still on a new home warranty program) due to being Extremely well maintained by original owners, rarely offered for sale in the Riverstone community this perfect family house. According to the Developer's plans the size of 2366 sq ft on 2 levels plus about 700 sq ft in the basement will let your creativity in space management, decoration and designing to go limitless. Having an open floor plan will help a lot with that as well as already installed upgrades such as 8" exterior and interior doors, 9" tall garage door, stainless steel appliances, quartz counter tops, French country style Kitchen Hood Fan, taller kitchen cabinets up to the ceilings, slick, large plank floors through out the main floor, 9" main floor ceilings, additional drawers in bathroom cabinets, modern electric fireplace with heating mode, Kinetico water filtering system, additional window in the basement , 8.9' basement ceilings, larger basement windows facing backyard, Vaulted bonus room ceilings, gas and electric rough in for the garage heater and a trim less master en suit shower glass enclosure. VERY bright and spacious main level is ideal for your daily routines in a kitchen and dining area but also provides relaxing living room featuring an electric fire place. Off the dining area you can access large (7'x14'), composite deck which is perfect for entertaining or just to relax in sunshine. The upstairs offers 2 large bedrooms, a full double vanity bathroom, a master bedroom with a double vanity, separate stand up shower, huge bath tub and a walk in, master closet. Also, there is up there a spacious office room and a large, vaulted ceilings bonus room. The basement with 8'9" head clearance, bright with additional larger windows and rough in bathroom plumbing is ready for your custom development imagination. The house is located on larger than average corner...

Kitchen 18.58 Ft x 9.33 Ft  
Dining room 8.33 Ft x 11.58 Ft  
Pantry 5.42 Ft x 6.92 Ft  
Living room 13.75 Ft x 12.58 Ft  
Other 5.42 Ft x 7.25 Ft  
2pc Bathroom 8.42 Ft x 2.92 Ft

Primary Bedroom 16.42 Ft x 11.67 Ft  
Other 5.08 Ft x 11.50 Ft  
5pc Bathroom 6.42 Ft x 11.33 Ft  
Laundry room 13.75 Ft x 5.92 Ft  
Office 13.50 Ft x 5.42 Ft  
Bonus Room 13.00 Ft x 13.00 Ft

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

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Foyer 7.17 Ft x 10.08 Ft

5pc Bathroom 10.58 Ft x 11.75 Ft

Bedroom 12.92 Ft x 11.92 Ft

Bedroom 8.92 Ft x 12.67 Ft