



## 900 Cranbrook Gardens Calgary Alberta

\$1,589,000

Backing directly onto the Bow River, this exceptional custom-built home offers uninterrupted views and a lifestyle rooted in nature and tranquility. Located in the prestigious community of Riverstone in Cranston, this like-new walkout home sits on a spacious, beautifully landscaped lot with direct access to the pathways of Fish Creek Park. Offering over 4,090 sq ft of meticulously crafted living space, this home was designed to impress. With 4 bedrooms (3 + 1), 3.5 bathrooms, a main floor office, and a fully finished walkout basement, there is space for every stage of life. An oversized triple car garage is just a glimpse of what's to come. Inside, you'll find soaring ceilings on all levels along with the expansive windows that frame sweeping river views. The gourmet kitchen features quartz countertops, premium appliances, custom maple cabinetry and a walk-in butler's pantry. Designer lighting and rich floors flow throughout, creating a sense of warmth and elegance. The upper level includes 3 spacious bedrooms, a bonus room, and luxurious bathrooms with elevated finishes. The primary bedroom is a peaceful haven, complete with river views, a stunning spa like ensuite, with stand alone glass shower and soaker top. Top this off with a massive walk-in closet directly connected to the laundry room. The walkout basement was made for guests and relaxation, featuring coffered ceilings, a large rec room, an additional bedroom, bathroom, and direct access to the covered patio and backyard. Every detail, from the high-efficiency furnace and central A/C, has been carefully selected for performance and comfort. Step outside to enjoy a fully finished outdoor living space with a beautiful balcony, covered patio, all on an expansive yard backing onto nature. Whether you're hosting friends, enjoying a morning coffee, or unwinding at the end of the day, the setting is simply unforgettable...

3pc Bathroom 4.92 Ft x 9.33 Ft

Bedroom 14.33 Ft x 13.83 Ft

Recreational, Games room 33.58 Ft x 23.00 Ft

Furnace 23.75 Ft x 18.00 Ft

2pc Bathroom 5.17 Ft x 7.58 Ft

Dining room 12.42 Ft x 13.08 Ft

Office 8.33 Ft x 12.08 Ft

5pc Bathroom 9.67 Ft x 8.00 Ft

5pc Bathroom 16.42 Ft x 16.83 Ft

Bedroom 13.50 Ft x 14.67 Ft

Bedroom 11.25 Ft x 12.58 Ft

Family room 13.58 Ft x 21.17 Ft

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Listing Presented By:



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|             |                     |                 |                     |
|-------------|---------------------|-----------------|---------------------|
| Foyer       | 9.67 Ft x 10.25 Ft  | Laundry room    | 7.42 Ft x 7.08 Ft   |
| Kitchen     | 15.58 Ft x 12.58 Ft | Primary Bedroom | 12.58 Ft x 19.67 Ft |
| Living room | 13.50 Ft x 16.67 Ft | Other           | 13.25 Ft x 7.50 Ft  |
| Other       | 12.08 Ft x 10.58 Ft |                 |                     |