



95 Cranbrook Hill Calgary Alberta

\$939,000

Welcome to your dream home in Riverstone! This meticulously cared-for 3-bedroom, 2.5-bath Trico home offers 2,442 sq. ft. of upgraded living space, set on a rare oversized lot in a quiet cul-de-sac. With a walkout basement, oversized double attached garage, and professionally landscaped yards, this property backs directly onto endless green space with panoramic views of the Bow River valley - you need to see it when robed in autumn colours! Step inside to soaring 9 ft ceilings on both the main floor and walkout level. The extended chef's kitchen is a culinary delight, boasting professional-grade appliances, abundant cabinets and pantry space, and sleek granite countertops. Within you'll find rich hardwood floors, quartz counters, and a 6-zone audio system, perfect for entertaining indoors or on the sunshine deck. The primary suite features top-down blinds, a spa-inspired 6-piece ensuite with a luxury shower, and expansive windows to take in the scenery. Additional highlights include central air conditioning, heat recovery ventilation, and a partially developed walkout basement (with bathroom rough-in) that opens to a stone patio and mature garden complete with a cozy firepit area. Enjoy year-round comfort and natural beauty in this exceptional property. Riverstone is renowned for its peaceful pathways, playgrounds, and direct access to the Bow River, making it one of the city's most sought-after communities. (id:6769)

Bonus Room 18.33 Ft x 13.17 Ft
Other 14.25 Ft x 7.33 Ft
Primary Bedroom 14.42 Ft x 14.42 Ft
Bedroom 13.33 Ft x 9.92 Ft
Bedroom 13.42 Ft x 9.58 Ft
Laundry room 7.92 Ft x 5.33 Ft
Other 10.42 Ft x 6.33 Ft
4pc Bathroom 9.75 Ft x 5.42 Ft
6pc Bathroom 14.33 Ft x 10.08 Ft
Other 8.08 Ft x 5.25 Ft

Furnace 37.50 Ft x 23.75 Ft
Other 17.33 Ft x 9.83 Ft
Breakfast 11.92 Ft x 8.92 Ft
Dining room 13.75 Ft x 10.25 Ft
Living room 17.83 Ft x 14.92 Ft
Other 10.92 Ft x 8.33 Ft
Other 12.83 Ft x 6.58 Ft
Other 25.42 Ft x 9.50 Ft
2pc Bathroom 5.83 Ft x 4.83 Ft

Listing Presented By:



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