



# 10 Cranbrook Hill Calgary Alberta

\$1,049,900

From the moment you step inside, this stunning home feels like something out of a Pinterest board or a high-end interior design magazine. Every detail has been thoughtfully selected & expertly executed, making it a true showstopper that shows 10 out of 10. Located in the prestigious community of Riverstone in Cranston, this 2,500 sq ft two-storey home offers an unbeatable lifestyle--backing directly onto a tranquil natural reserve & fronting onto a kid-friendly playground. It's the ideal combination of luxury, functionality, & location. Inside, you're greeted by 10' ceilings, acacia hardwood floors, & a layout that flows effortlessly. The front dining room features a double tray ceiling & a striking designer light fixture, while the expansive rear living room is anchored by a gas fireplace wrapped in marble-style tile with a lower hearth. Large windows along the back wall frame serene views of the green space beyond, bringing the outdoors in. The chef's kitchen is a showpiece--featuring full-height dark-stained cabinetry with bar pulls, white quartz counters, upgraded appliances, & a stunning herringbone tile backsplash that extends to the ceiling around the hood fan. A cabinet-style pantry wraps into a coffee bar nook for added function & flair. The back mudroom connects seamlessly to the oversized garage & includes locker-style built-ins. A beautifully wallpapered 2-piece powder room adds a touch of charm. Upstairs, the large bonus room is wrapped in modern railing & showcases a birch forest wallpaper feature wall, built-in ceiling speakers, & laminate floors that continue throughout the upper level (carpet only on the stairs). A convenient built-in desk area outside the kids' bedrooms creates a perfect zone for homework or study sessions, while a built-in bench at the top of the stairs offers a cozy reading nook. All three bedrooms include custom California Clos...

Recreational, Games room 23.83 Ft x 16.42 Ft  
Other 10.75 Ft x 3.67 Ft  
Bedroom 11.92 Ft x 10.00 Ft  
3pc Bathroom 7.83 Ft x 8.42 Ft  
Storage 3.25 Ft x 4.50 Ft  
Furnace 7.83 Ft x 12.75 Ft

2pc Bathroom 5.08 Ft x 6.17 Ft  
Foyer 5.67 Ft x 9.08 Ft  
Bonus Room 18.50 Ft x 15.08 Ft  
Primary Bedroom 14.50 Ft x 14.33 Ft  
5pc Bathroom 10.17 Ft x 14.42 Ft  
Bedroom 10.00 Ft x 16.67 Ft

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Listing Presented By:



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Living room 14.25 Ft x 31.92 Ft  
Kitchen 10.92 Ft x 17.58 Ft  
Dining room 12.00 Ft x 10.92 Ft

Bedroom 9.67 Ft x 16.50 Ft  
4pc Bathroom 5.42 Ft x 9.92 Ft  
Laundry room 5.33 Ft x 8.25 Ft