



115 Cranbrook Hill Calgary Alberta

\$974,900

Absolutely stunning single family home with fully developed walk out basement, backing onto green space in Cranston's Riverstone - say WHAT! This home will leave you speechless. The main floor features upgrades including 9' knock down ceilings, 8' interior & exterior doors, upgraded railing, engineered hardwood floors, & tons of windows to allow for optimal natural light. The kitchen boasts striking cabinetry (full height w/ two toned island), SS appliances (including a GAS stove), quartz counters, SS undermount sink, pot lights, and a huge walk through pantry w/ loads of built-ins for storage into the mud room. Adjacent to the kitchen is the bright & spacious dining area and large great room - equipped with a beautiful tile & shiplap gas fireplace. Imagine hosting friends and family in this stunning space! You'll also find an open office area w/ built in desk & shelves, and a 2 pc powder room on the main level. The 2nd storey features a large bonus room off the front of the house, full 4 pc bathroom with quartz counters & undermount sinks, 2 spacious bedrooms, and the incredible primary bedroom! The primary is a great size w/ access to the dreamy ensuite - double sinks, walk-in shower, huge soaker tub. Don't forget about the spacious walk-in closet! BONUS - the laundry room is also on this floor w/ storage for linens! The fully developed basement is a WALK OUT finished with stunning vinyl plank floors, pot lights and more upgrades - offering a huge rec room area equipped with a striking electric fireplace, full dry bar with beverage fridge & quartz countertops, a games room, 4th bedroom, 3 pc bathroom and tons of storage space! You can keep your cars warm in the double attached garage this winter. The location is what will make you fall in love with this home - it truly can't get better than this. Located at the end of a cul-de-sac, on a pie shaped lot, backing on...

3pc Bathroom Measurements not available

Bedroom 10.42 Ft x 10.08 Ft

Recreational, Games room 15.75 Ft x 29.50 Ft

Recreational, Games room 13.17 Ft x 7.17 Ft

2pc Bathroom Measurements not available

Dining room 13.42 Ft x 7.25 Ft

Other 6.17 Ft x 9.58 Ft

Office 5.67 Ft x 5.83 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 10.92 Ft x 9.83 Ft

Bedroom 9.67 Ft x 13.42 Ft

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Foyer 11.92 Ft x 8.08 Ft

Kitchen 11.08 Ft x 14.67 Ft

Living room 13.83 Ft x 15.25 Ft

Bonus Room 18.92 Ft x 16.00 Ft

Laundry room 9.50 Ft x 5.83 Ft

Primary Bedroom 13.42 Ft x 14.33 Ft