



23 Cranbrook Green Calgary Alberta

\$839,900

Located in the highly desired, quiet, and safe community of Riverstone, this 3-bedroom Trico-built home is an absolute stunner, offering upgrades and tasteful finishings throughout. A stunning chef's kitchen features under-cabinet lighting, soft-close cabinets, built-in appliances, a large island, and a deluxe coffee bar that matches the ambiance of the rest of the kitchen, with access to the walk-in pantry. The main level also has a perfectly decorated guest bathroom, a convenient back entry with a built-in bench, a spacious living room that hosts a gas fireplace, and a dining area that overlooks the private backyard and greenspace. Upstairs, you will find your family room that is wired for surround sound, three bedrooms, a functional laundry room with extra storage, a 4-piece washroom, and the primary bedroom that is flooded with natural light. The spa-like ensuite features a show-stopping shower that is fully tiled, a great-sized soaker tub, a double vanity, a large walk-in closet, and a convenient pocket door that separates the toilet space. The fully finished basement is perfect for entertaining, with a built in bar and electric fireplace plus plenty of storage, with potential for a fourth bedroom and another full bathroom. This home backs onto a greenspace and has a professionally landscaped private backyard with a miniature cherry tree, pear tree, paver blocks, a BBQ gas line, and mature perennials offering privacy and peace. The Bow River and fishing are just a few steps from your back door, with access to the walking path right out your back gate. With a new state-of-the-art kids' park at the end of the road, this home and neighbourhood truly have it all. Riverstone in Cranston is a nature-focused community that offers walking paths, skating, a splash park, as well as shopping amenities, schools, and quick, easy access to Stoney Trail. Please click the multi...

4pc Bathroom 10.00 Ft x 4.92 Ft
 5pc Bathroom 10.92 Ft x 9.58 Ft
 Bedroom 13.50 Ft x 11.08 Ft
 Bedroom 12.50 Ft x 12.00 Ft
 Family room 15.83 Ft x 13.25 Ft
 Laundry room 7.92 Ft x 6.08 Ft

Exercise room 18.00 Ft x 10.33 Ft
 Recreational, Games room 21.75 Ft x 20.75 Ft
 Furnace 21.75 Ft x 8.25 Ft
 2pc Bathroom 4.92 Ft x 4.92 Ft
 Dining room 10.75 Ft x 9.92 Ft
 Foyer 14.25 Ft x 8.92 Ft

Listing Presented By:



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RE/MAX Southern Realty

<http://jltrealestate.ca/>

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Primary Bedroom 13.92 Ft x 12.83 Ft

Other 9.67 Ft x 5.75 Ft

Kitchen 14.08 Ft x 11.67 Ft

Living room 17.58 Ft x 12.92 Ft