



## 31 Cranbrook Terrace Calgary Alberta

\$695,000

Welcome to this beautiful 3-bedroom, 2.5-bathroom home with a single attached garage, located in the sought-after, family-friendly community of Cranston's Riverstone. From the moment you step inside, you'll be greeted by a thoughtfully designed interior that combines style, comfort, and functionality. The main floor features elegant luxury vinyl flooring, creating a seamless and inviting space. The kitchen is truly the heart of this home, equipped with modern stainless steel appliances, full-height cabinets, quartz countertops, and a spacious kitchen island are complemented by upgraded lighting, making this kitchen a dream for both cooking and entertaining. The pantry offers ample storage for all your essentials. The dining and living rooms flow effortlessly together, bathed in natural light from a large window that overlooks your fully fenced backyard. This bright and open space is perfect for family gatherings or quiet evenings at home. Head upstairs to find a spacious family room, highlighted by a large window that creates a cozy atmosphere, ideal for movie nights or relaxation. The primary suite is a luxurious retreat, featuring a massive walk-in closet with plenty of storage space and a 5-piece ensuite bathroom complete with double vanities, quartz countertops, and tiled flooring. Two additional bedrooms offer versatility, making them perfect for children, guests, or a home office. The upper-level 4-piece bathroom provides extra convenience with a vanity cabinet for additional storage. The backyard is designed for outdoor enjoyment, featuring an exposed aggregate concrete pad for seating and plenty of space for summer BBQs and family fun. unfinished basement offers endless potential—create a family room, a home gym, or even a personal office. Cranston's Riverstone offers more than just a home—it's a lifestyle. Surrounded by breathtaking natural beauty, the commun...

2pc Bathroom 4.67 Ft x 4.83 Ft  
Dining room 7.92 Ft x 12.33 Ft  
Foyer 7.67 Ft x 8.50 Ft  
Kitchen 10.33 Ft x 18.50 Ft  
Living room 10.83 Ft x 15.00 Ft  
4pc Bathroom 4.92 Ft x 9.33 Ft

5pc Bathroom 7.25 Ft x 15.83 Ft  
Bedroom 9.83 Ft x 9.83 Ft  
Bedroom 9.83 Ft x 9.83 Ft  
Family room 10.83 Ft x 15.08 Ft  
Primary Bedroom 13.42 Ft x 14.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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