



34 Cranbrook Hill Calgary Alberta

\$735,000

STOP THE CAR! Ideal 3 bed/2.5 bath two storey w/double attached garage, on a large NW facing corner lot, facing a beautiful park & playground, just steps from pathways in Fish Creek & the Bow River in Riverstone. The open concept main floor features a large welcoming foyer, 9' ceilings, easy maintenance tile flooring throughout, and windows all along the back & side flooding the area with natural light. The lovely kitchen features a large island, ceiling height cabinetry with plenty of storage, granite countertops and a large pantry. The generous living & dining spaces are perfect for hosting large family celebrations and entertaining friends. The powder room & mudroom complete the main floor. Off the dining room is the huge corner lot backyard with a good sized deck and plenty of space for kids & fur babies alike to run and play. On the upper level, you'll find a great bonus room overlooking the serene park & playground across the street, ideal for family movie nights. The relaxing primary suite features large windows overlooking the backyard, a good sized walk in closet and a 5 pc ensuite featuring a separate shower & tub for unwinding in at the end of the day. Two good sized additional bedrooms, 4 pc main bath & laundry area finish the level. Going down to the lower level you'll find a separate entry and unfinished basement, just awaiting your plans for development. Riverstone is ideal for families, with many km's of walking & biking paths to explore Fish Creek or enjoy fly fishing on the world famous Bow River, perfectly blending nature in the city. The Century Hall community centre features year round activities both inside & out for all ages, including an outdoor skating rink, tennis courts. Schools, shops, restaurants & services are right up the hill. With easy access to both Deerfoot Trail and Stoney Trail this location makes commuting a breeze...

4pc Bathroom 5.42 Ft x 8.17 Ft
Bonus Room 12.33 Ft x 17.92 Ft
Bedroom 10.75 Ft x 9.92 Ft
Bedroom 10.17 Ft x 10.75 Ft
Laundry room 5.67 Ft x 3.92 Ft
Primary Bedroom 11.92 Ft x 12.92 Ft

Foyer 9.42 Ft x 10.67 Ft
2pc Bathroom 5.92 Ft x 4.92 Ft
Other 10.67 Ft x 7.25 Ft
Kitchen 10.00 Ft x 11.50 Ft
Dining room 11.75 Ft x 10.00 Ft
Living room 13.00 Ft x 15.75 Ft

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