



# 548 Cranbrook Gardens Calgary Alberta

\$1,340,000

Just imagine living next to the Bow River with amazing views from all 3 floors of your new WALKOUT luxury home in the relaxing Riverstone section of Cranston! This is more than just a place to call home; welcome to a whole new lifestyle! This custom built, original owner Brookfield home was completed in 2023 & has all the luxury upgrades you would ever expect of a home in this unique location! Sitting on a large, fully landscaped, no maintenance lot in the river valley, you can enjoy the peace & tranquility from your covered balcony or covered ground floor patio, while you enjoy a quiet night by the firepit, or practicing up on the PUTTING GREENS in the sunny SOUTH FACING back yard! This 4 bedroom, 3.5 bath, luxury home features over 3300 square feet of developed living space & striking curb appeal with its stone accents, upgraded Hardie Board siding & Celebright (Gemstone style) lighting. The premium Luxury vinyl plank throughout the main floor contrasts well with the rich espresso colored kitchen cabinetry. This gourmet kitchen features an extended island, premium Stainless-Steel appliances, high ceilings, upgraded quartz counters & a walk-through butlers pantry. The main floor also includes a private office / flex space, a half bath, an amazing gas fireplace feature wall, access to the full-width StuXture Louvered Pergola patio system (completely changeable by remote control for rain or sun), soaring ceilings & windows which give amazing River Views from both floors of this home! The designer Artika lighting adds to that luxury feel & elegance you should expect. Upstairs are 3 large bedrooms, including the primary suite featuring a 5-piece spa-inspired ensuite, walk in closet & more amazing views of the river valley! The loft-style flex room also has unparalleled valley views & a full 4-piece bath. An optional Top Floor laundry room / storage closet completes t...

- 5pc Bathroom 5.58 Ft x 12.17 Ft
- 5pc Bathroom 12.50 Ft x 11.33 Ft
- Bedroom 10.25 Ft x 15.00 Ft
- Bedroom 10.33 Ft x 15.00 Ft
- Family room 13.83 Ft x 15.25 Ft
- Primary Bedroom 12.67 Ft x 18.83 Ft

- Laundry room 9.42 Ft x 13.92 Ft
- Recreational, Games room 15.83 Ft x 14.58 Ft
- 2pc Bathroom 5.33 Ft x 5.58 Ft
- Dining room 12.75 Ft x 10.58 Ft
- Foyer 9.25 Ft x 9.42 Ft
- Kitchen 13.25 Ft x 14.00 Ft

Listing Presented By:



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### RE/MAX Realty Professionals

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4pc Bathroom 4.92 Ft x 9.92 Ft

Bedroom 10.33 Ft x 13.92 Ft

Dining room 9.58 Ft x 14.67 Ft

Living room 13.75 Ft x 15.17 Ft

Other 6.92 Ft x 9.33 Ft

Office 8.83 Ft x 8.75 Ft