



THE
A-TEAM

**RE/MAX
FIRST**

154 CRANBROOK Cove, Calgary T3M 2S9

MLS®#: **A2181807**

Area: **Cranston**

Listing Date: **12/02/24**

List Price: **\$829,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **4,714 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,122**
Low Sqft:
Ttl Sqft: **2,122**

DOM

19
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Landscaped,Level,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	20`2" x 8`11"
Dining Room	Main	14`1" x 6`3"
Mud Room	Main	6`6" x 8`6"
Family Room	Upper	13`0" x 14`5"
Bedroom	Upper	10`2" x 12`6"
5pc Bathroom	Upper	8`1" x 12`4"
Laundry	Upper	6`0" x 8`0"

Room	Level	Dimensions
Living Room	Main	14`1" x 13`11"
Office	Main	11`0" x 8`8"
2pc Bathroom	Main	5`1" x 5`0"
Bedroom - Primary	Upper	11`10" x 13`6"
Bedroom	Upper	10`0" x 13`7"
5pc Ensuite bath	Upper	10`10" x 11`9"

Title: **Fee Simple**
 Legal Desc: **1712487**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to 154 Cranbrook Cove SE! This stunning 3 bed, 2.5 bath, meticulously cared for home is located on an oversized corner lot, in the ever-popular family-friendly community of Riverstone! Upon entry, you will immediately feel a sense of belonging with the warmth, love, and care the owners have given this home. The main floor welcomes you with a bright open foyer beaming with natural light through the additional side windows along with designer modern finishes including 9' ceilings, 8' doors, and potlights throughout! You will instantly fall in love with the chef-inspired gourmet kitchen complete with an abundance of timeless white full-height cabinets, quartz countertops, a large island, upgraded appliance package with a Samsung Smart fridge, range hood with tile to ceiling, and a walk-in pantry. The cozy living room is finished with a fireplace and sits adjacent to the large dining area that provides direct access to the backyard through the patio doors. Finishing out the main level is a functional mud room, a powder room, and a flex space that makes for a perfect home office, kids play area, or formal dining room. Head to the upper level to the primary retreat that provides plenty of space for a king set and is complete with a 5-piece ensuite that includes dual sinks, a large soaker tub, tiled shower, and a walk-in closet that is conveniently attached to the laundry room! Finishing out the upper level is a central bonus room, two additional large bedrooms, and a 5-piece main bath that includes two sinks; a life-saver for those busy mornings with kids! The outdoor space is perfect for hosting family and friends with a large maintenance-free composite deck, bbq gas line, and plenty of green space to enjoy. Stay cool in the summer with central A/C, and keep your vehicles warm in the winter in the garage that is almost 24' deep! Riverstone truly is Calgary's best-kept secret. Surrounded by nature and nestled along the Bow River and Fish Creek Provincial Park with countless parks and pathway systems, yet just steps from all the amenities Cranston has to offer. Book your showing today to see the value in this home, and the beauty Riverstone has to offer!**

Inclusions: **Shed, Television & Wall Mount on Main Level, Shelf in Mudroom, Ring Doorbell**
 Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











