



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1192 CRANBROOK Gardens, Calgary T3M3B9**

MLS®#: **A2201836**      Area: **Cranston**      Listing Date: **03/13/25**      List Price: **\$1,350,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2020**  
Lot Information  
 Lot Sz Ar: **5,521 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,984**  
 Low Sqft:  
 Ttl Sqft: **2,984**

DOM

**3**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Garden,Lighting,Private Yard**

Construction: **Brick,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **R-G**  
 Legal Desc: **1910107**

Remarks

Pub Rmks: **OPEN HOUSE: SATURDAY, MARCH 15 2-4PM Welcome to this exceptional 6-bedroom, 3.5-bathroom home in the prestigious Cranston's Riverstone community,**

offering over 4,200 sq. ft. of thoughtfully designed living space. This stunning property combines modern elegance with family functionality and premium upgrades—all complemented by a triple attached heated garage. Step inside to a bright and airy open-concept layout, featuring high ceilings, recessed lighting, and large windows that flood the space with natural light. The gourmet kitchen is a chef's dream, showcasing quartz countertops, white shaker-style cabinetry, a high-end Fisher & Paykel dual-fuel stove (electric oven, gas cooktop), Fisher & Paykel fridges, a Bosch dishwasher, and a sleek range hood. The oversized island with seating is perfect for casual dining, while the dining area seamlessly flows into the spacious living room, creating an inviting atmosphere for entertaining and everyday living. A dedicated office/den and a convenient powder room complete the main level. Upstairs, the primary bedroom is a private retreat featuring large windows, well designed walk in closet, and a spa-inspired ensuite with dual vanities and an oversized walk-in shower. Three additional generously sized bedrooms, a full bathroom, and a spacious bonus room provide ample space for relaxation and family gatherings. The upper-level laundry room with sink adds to the home's practicality. The fully finished basement expands your living options, offering two additional spacious bedrooms, a full bathroom, and a large recreation area, perfect for a home theater, fitness room, or playroom. A second laundry room in the basement adds extra convenience. Outside, the beautifully landscaped yard is designed for relaxation and entertainment. The large exposed aggregate patio provides a perfect space for outdoor gatherings, while the backyard features a gas fire pit line and a luxurious hot tub for year-round enjoyment. The irrigation system keeps the rear grass, garden, and front plants lush and vibrant throughout the seasons. Situated in one of Calgary's most desirable communities, this home backs onto a park and offers quick access to scenic walking trails, parks, top-rated schools, and everyday amenities, all while being surrounded by the natural beauty of the Bow River. This rare 6-bedroom home with a bonus room, triple attached heated garage, and premium upgrades is an incredible opportunity you won't want to miss. Schedule your private viewing today!

Inclusions:  
Property Listed By:

Washer and Dryer, Refrigerator, 2 garden sheds, Steam Closet  
Century 21 Masters

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













