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GRASSROOTS
REALTY GROUP

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121 Cranbrook Crescent SE
Calgary, Alberta

MLS # A2222926

$849,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,321 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	R-1s
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bathroom Rough-in, High Ceilings, No Smoking Home		

Inclusions: N/A

Down the hill tucked in the river valley, nestled in the community of Riverstone in Cranston awaits your new home. This move-in ready home boasts high ceilings, a gorgeous kitchen and open floor plan designed for entertaining, and a convenient office with French doors situated on the main floor. On the second floor you will find a generous-sized primary bedroom with a large walk-in closet and a gorgeous spa-inspired ensuite showcasing dual vanities, free standing tub & custom tiled curbless shower. The bonus room separates the primary bedroom from two more bedrooms. This layout is great for a growing families and an additional family room terrific for growing memories. The sunny laundry room is conveniently located upstairs, with plenty of room. This home is walking distance from parks, playgrounds and pathways leading to the Bow River. Riverstone is an unparalleled blend of nature and luxury. This community has it all –minutes’ drive from the South Health Campus, the Brookfield YMCA, Deerfoot and Stoney, and a number of golf courses, and walking/biking distance to groceries, coffee shops, and four schools including a new middle school. Craston’s community center is a fantastic hub outfitted with a hall, gymnasium, sports lessons, a splash park, a day care, and ice rinks.   It is a truly beautiful and social community center year-round.