

**80 Cranbrook Heights SE  
Calgary, Alberta**

**MLS # A2280606**



**\$1,999,500**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,426 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to a truly exceptional masterpiece (just under 5000 sq.ft of developed space), a 2-storey WALKOUT by Rockcreek Homes, perfectly positioned in the highly sought-after community of Riverstone in Cranston. Featuring an OVERSIZED TRIPLE ATTACHED GARAGE with IN-FLOOR HEATING, this home BACKS onto a stunning NATURAL RESERVE with a creek, rolling hills, pathway systems, and is just steps to the Bow River&mdash;offering a rare opportunity to own in one of Calgary&rsquo;s most scenic and exclusive locations. Designed specifically for this lot (7500+ sq.ft), the home showcases a bright and expansive layout with soaring ceilings and oversized windows that capture the surrounding views. The main living area is anchored by a striking FLOOR-TO-CEILING STONE FIREPLACE, creating a warm yet upscale focal point, while the open-concept design flows effortlessly into the dining space and CHEF-INSPIRED KITCHEN. There is also a dining area with access to the covered, heated deck/patio overlooking the ravine, as well as a private office. The kitchen features custom cabinetry, premium (SUB ZERO, BOSCH) stainless steel appliances including a gas cooktop and built-in wall ovens, and a clean, modern aesthetic that blends contemporary and transitional design. Every detail has been thoughtfully selected, with layers of light tones and high-end finishes carried throughout the home. Upstairs, you will find 3 LARGE BEDROOMS, each uniquely designed, including a stunning primary retreat with beautiful views and a spa-inspired ensuite complete with dual vanities, a freestanding soaker tub, and a glass shower. There is also a large SOUTH-FACING FAMILY/BONUS ROOM, another 5PC bathroom, a laundry room, and a wet bar. The fully finished lower WALKOUT level offers a spacious

RECREATION/ENTERTAINMENT ROOM, a 4TH BEDROOM, a full bathroom, a custom WET BAR with built-in cabinetry, and a fully enclosed glass HOME GYM—an incredibly rare and impressive addition. There is also access to a covered patio and a beautifully landscaped backyard. Additional upgrades include IN-FLOOR HEATING in the basement, CENTRAL A/C, elevator rough-in, and a modern open staircase with glass railing. Often referred to as “Calgary’s best-kept secret,” this premier estate community is nestled along Fish Creek Park and the Bow River, and features countless trails and parks. Conveniently located just minutes from South Health Campus, Seton YMCA, numerous schools, restaurants, shopping centres, and more. Book your private viewing NOW!