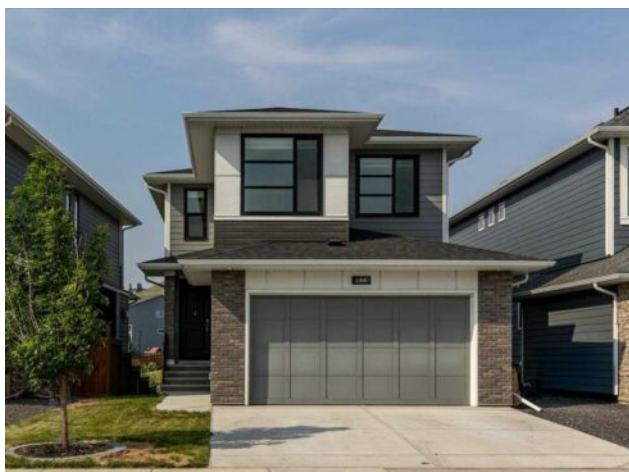


186 Cranbrook Park SE
Calgary, Alberta

MLS # A2230489



\$899,900

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|------------------|---|---------------|------------------|
| Division: | Cranston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,256 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 1.11 Acres | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Low Maintenance | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: None

Welcome to your next chapter in Cranston's Riverstone—where natural beauty, thoughtful design, and everyday functionality come together in this family home backing onto peaceful green space. With 3 bedrooms, 2.5 baths, a main floor home office, and a walkout basement, this property offers the perfect layout for families who need both room to grow and space to focus. The heart of the home is the bright, open-concept main floor, anchored by a stunning white chef's kitchen. Featuring stone countertops, a gas stove, premium stainless steel appliances, and a walk-through pantry, it's designed to bring people together. Just off the kitchen, the inviting living room—with its electric fireplace and large south facing windows—offers cozy views of the green space beyond. And for busy professionals or remote workers, the dedicated main floor office provides privacy without being disconnected from the home. Upstairs, family-friendly design continues. The spacious bonus room is a natural gathering spot, and just off to the side you'll find a built-in kids' study desk—perfect for homework or creative projects. The large primary suite is a serene retreat, complete with a spa-like ensuite and generous walk-in closet, while two additional bedrooms and a full bath offer space and comfort for the rest of the family. Need even more space? The unfinished walkout basement opens directly to the backyard and green space—offering endless options to create a rec room, guest suite, or gym. Set in one of Calgary's most desirable communities, Riverstone is a haven for outdoor enthusiasts and active families. Winding along the Bow River, it's filled with scenic walking and biking paths, playgrounds, and natural parkland. Enjoy exclusive access to the Cranston Residents Association with its

private clubhouse, skating rink, tennis courts, and community events. Top-rated schools are nearby, including Cranston School (K–4), Dr. George Stanley (5–9), and Joane Cardinal-Schubert High School (10–12), making school runs easy and stress-free. Shopping, dining, and healthcare in the Seton Urban District are just minutes away, and you’ll love the quick access to Deerfoot and Stoney Trail for commuting. This is more than just a home—it’s a space designed for the way families live today.