

38 Cranbrook Place SE
Calgary, Alberta

MLS # A2296723



\$825,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,296 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: 2 TV Wall Mounts, Shed

Beautiful Cedarglen-built home perfectly situated on a corner lot in sought-after Cranston Riverstone. From the moment you step inside, you're welcomed by a spacious entry, 9-foot ceilings, & rich hardwood flooring that flows throughout the main level. The stylish kitchen is designed for both everyday living & entertaining, featuring two-tone cabinetry, granite countertops, a massive island with eating bar, & a walk-through pantry leading to the mudroom. Imagine family dinners & fun dinner parties in the dining area! The bright & inviting living room is anchored by a cozy gas fireplace, while the main floor office with double French doors & built-in workspace makes working from home effortless. Upstairs, the impressive bonus room with coved ceiling offers the perfect place to unwind. The primary suite is a true retreat, complete with a dream ensuite & a large walk-in closet, while two additional bedrooms provide plenty of space for family or guests & the upper laundry is very efficient. The fully finished basement adds incredible versatility with a large open area ideal for a rec room, gym, or games space, plus a bathroom rough-in & 2 large egress windows for future development. Step outside to your private backyard oasis, featuring mature trees, a large deck with privacy glass, retractable awning, gas BBQ hookup, & a spacious shed—perfect for relaxing or entertaining all summer long. All this just steps to a beautiful network of nature walking paths!! Welcome home!!!