

**19 Cranbrook Crescent SE
Calgary, Alberta****MLS # A2239183****\$1,199,900**

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,470 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Hot tub, A/C		

Welcome to this stunning executive home nestled in the prestigious community of Riverstone Cranston. Designed for both comfort and elegance, this 4-bedroom, 3.5-bathroom residence offers nearly 3,600 sq.ft. of beautifully finished living space across all levels. The open-concept main floor showcases a gourmet kitchen complete with quartz countertops, a sprawling kitchen island, rich cabinetry extended to the ceiling, stainless steel appliances including a built-in oven and microwave, gas cooktop with hood fan, and a dining room ideal for family meals or hosting guests. A walk-through pantry leads to a gorgeous and functional mudroom, while a private main floor office provides the perfect work-from-home setup. The inviting living room is filled with natural light, making it the perfect spot to unwind or entertain. Upstairs, retreat to your expansive primary suite featuring a spa-inspired ensuite with dual vanities, a luxurious soaker tub, and a glass-encased steam shower. The custom walk-in closet offers smart built-ins for maximum organization. Two additional spacious bedrooms, a large bonus room, upstairs laundry, and a 4-piece bath complete the upper level. The fully finished basement includes a large rec area, an additional living room, a 4th bedroom, full bathroom, and ample storage in the utility room — perfect for growing families or guests. Additional upgrades include air conditioning, a fully insulated garage, built-in speakers on every level, and updated carpet and paint on the upper two floors (2022). Step outside to your private backyard oasis featuring a spacious deck and relaxing hot tub — ideal for summer evenings or cozy winter dips. Riverstone is renowned for its luxury homes, access to stunning walking paths, nature, and upscale amenities. Don't miss this rare opportunity to own in one of Calgary's most desirable

communities.