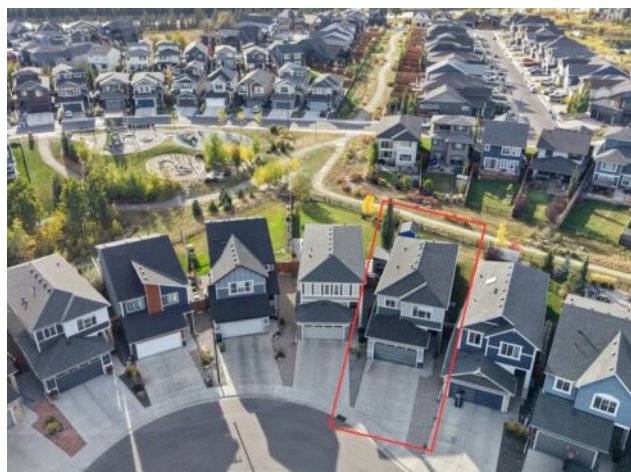


39 Cranbrook Green SE Calgary, Alberta

MLS # A2261843


\$810,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,124 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

****Open House Sat Nov 8, 1-3pm** & Price Improvement!** Discover the charm of valley living in Cranston's highly sought after Riverstone community. With direct access to Fish Creek Park, the Bow River, endless walking paths, and tranquil surroundings, this elevated lifestyle is truly unique to Calgary. Backing onto a green space and pathway with quick access to a park and playground, this fully developed family home is designed for comfort and connection. Step into the welcoming front foyer with high ceilings and abundant natural light. The main level features durable vinyl plank flooring in neutral tones, creating a modern and inviting feel throughout. The kitchen is a showstopper, with a designer tile backsplash, statement hood fan, gas cooktop, built in oven and microwave, two toned quartz countertops, and upgraded cabinetry. A spacious walkthrough pantry with room for a second fridge or freezer connects to the mudroom, offering practical access to the garage and a conveniently located powder room. Upstairs, the primary suite is a private retreat complete with a lovely ensuite featuring a soaker tub, dual sinks, a walk in tiled shower, and a generous walk in closet. Two additional bedrooms, a full bathroom, upper laundry, and a bonus room round out the second floor. The fully finished basement extends the living space with a large rec room, fourth bedroom, full bathroom, and plenty of storage. Central A/C ensures year round comfort. Enjoy the outdoors in your large backyard with a spacious deck, large storage shed and backing directly onto a pathway that leads to the nearby playground. The community is designed to take advantage of the natural topography: ridges, escarpments, river valley- offering views and green space throughout. Check out the virtual tour!