

388 Cranbrook Gardens SE Calgary, Alberta

MLS # A2192525

\$1,100,000



Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,449 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Front Drive, Insulated		
Lot Size:	0.26 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows		
Inclusions:	Curtain rods		

This newer home rests on a massive pie shaped lot and provides a gateway to all that nature has to offer! Just a step away/short walk to the Bow River behind and the network of pathways through the community. This meticulously maintained home, on a semi-private location, provides just under 3,500 square feet of total usable space. The experience begins on the main floor, with a sun-drenched living room and dining room area that opens onto an elegant kitchen design with an oversized square center island — perfect for gatherings! This gourmet inspired space is perfection for food prepping thanks to the functional layout! The living room offers a fireplace feature with a wall of windows while the dining room has sliding door access to the large, south-facing deck. Tucked discretely near the front entrance you’ll notice the den/office space with barn doors for privacy. A mudroom, kitchen pantry and powder room complete the main level. The upper level is home to the primary suite, equipped with a 5-piece ensuite with soaker tub and a large walk-in closet. The two additional bedrooms rest on the opposite side, past the spacious bonus room and share a 5-piece bathroom that includes two separate sinks and vanities for efficiency during those hectic mornings. The walkout basement offers a phenomenal open floor plan that is ideal for a rec room, games room or well-equipped home gym. Not to worry, there is a half bathroom in the basement for added convenience. This Riverstone's Cranston's architectural guidelines include Hardie cement fiber siding and triple-pane windows - not to mention great proximity to the YMCA, theatre, schools, shopping, parks and a network of walkways and access to major thoroughfares like Deerfoot Trail, Stoney Trail, and more.