

## 20 Cranbrook Bay SE Calgary, Alberta

**MLS # A2209451**



# \$850,000

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,128 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Quartz Counters		

**Inclusions:** Hot Tub, Sheds, Tv brackets, Smart doorbells/cameras,

Welcome to this FULLY FINISHED stunning 4-bedroom, 3.5-bathroom home with an oversized backyard, just SECONDS FROM THE BOW RIVER in the highly sought-after community of Cranston's Riverstone. This family-friendly STREET is one of the best in the neighbourhood! Upon entering, you are welcomed by a spacious foyer with a front closet, providing ample storage for coats and shoes. The main level features beautiful vinyl flooring throughout, creating a seamless and stylish look. The kitchen is a chef's dream, featuring sleek BLACK STAINLESS STEEL APPLIANCES, elegant quartz countertops, and an oversized island that provides plenty of space for meal preparation and casual dining. Ceiling-height cabinets offer abundant storage for all your kitchen essentials, while a built-in pantry ensures extra convenience. Adjacent to the kitchen, the dining area is a bright and inviting space, highlighted by a stunning light fixture and an ELECTRIC FIREPLACE that adds warmth and ambiance. Large windows fill the room with natural light and offer a view of the expansive backyard. Step outside to find a large deck, a BUILT-IN HOT TUB, and a shed, making this outdoor space perfect for relaxing or entertaining. Heading upstairs, you will find three generously sized bedrooms, all with plush carpet flooring. The cozy family room is an ideal space to unwind, complete with a large window that enhances the airy feel of the home. The first two bedrooms are versatile, making them perfect for children's rooms, a guest space, or a home office. A conveniently located 4-piece bathroom serves these rooms. The primary bedroom is a true retreat, featuring a stylish feature wall and a spacious walk-in closet with a front-facing window. The luxurious 5-piece ensuite includes a double vanity with quartz countertops, tiled flooring, a built-in bathtub, and a large

CUSTOM 10M TILE AND GLASS SHOWER, creating a spa-like atmosphere. A well-equipped laundry room with a washer and dryer completes the upper level. The FULLY FINISHED BASEMENT expands your living space with a large family room, featuring an electric fireplace for added comfort. The basement also includes a fourth bedroom, a 4-piece bathroom, and a utility room with charming BARN DOORS. Cranston's Riverstone is a beautiful community filled with walking paths along the Bow River, parks, and breathtaking natural scenery. Residents enjoy access to Cranston's community center, which offers an outdoor rink, water park, basketball court, gymnasium, and frequently hosts farmers' markets. The area is home to various shops, stores, and five schools, offering both public and Catholic options. Convenient access to Stoney Trail and Deerfoot Trail makes commuting effortless. Don't miss your opportunity to call this incredible home yours.