



**DJ Golden**  
**REAL ESTATE**

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**95 Cranbrook Hill SE**  
**Calgary, Alberta**

**MLS # A2257761**



**\$939,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,443 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped, No Ne		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-1s
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to your dream home in Riverstone! This meticulously cared-for 3-bedroom, 2.5-bath Trico home offers 2,442 sq. ft. of upgraded living space, set on a rare oversized lot in a quiet cul-de-sac. With a walkout basement, oversized double attached garage, and professionally landscaped yards, this property backs directly onto endless green space with panoramic views of the Bow River valley - you need to see it when robed in autumn colours! Step inside to soaring 9 ft ceilings on both the main floor and walkout level. The extended chef's kitchen is a culinary delight, boasting professional-grade appliances, abundant cabinets and pantry space, and sleek granite countertops. Within you'll find rich hardwood floors, quartz counters, and a 6-zone audio system, perfect for entertaining indoors or on the sunshine deck. The primary suite features top-down blinds, a spa-inspired 6-piece ensuite with a luxury shower, and expansive windows to take in the scenery. Additional highlights include central air conditioning, heat recovery ventilation, and a partially developed walkout basement (with bathroom rough-in) that opens to a stone patio and mature garden complete with a cozy firepit area. Enjoy year-round comfort and natural beauty in this exceptional property. Riverstone is renowned for its peaceful pathways, playgrounds, and direct access to the Bow River, making it one of the city's most sought-after communities.