

**63 Cranbrook Gardens SE  
Calgary, Alberta**

**MLS # A2266491**

**\$724,900**



<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,671 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

\*\*OPEN HOUSE SAT JAN 31st 2pm-4pm\*\* Welcome to this exceptional detached two-storey home in the prestigious community of Cranston Riverstone — where nature, privacy, and modern design come together beautifully. Backing west with breathtaking open views and no neighbours to the left, this home offers a rare sense of space and serenity, with scenic pathways just steps from your door. Inside, the open-concept main floor is finished with wide VINYL PLANK flooring, a striking electric FIREPLACE, and a chef-inspired kitchen featuring QUARTZ COUNTERTOPS, GAS RANGE, STAINLESS STEEL appliances, and a generous ISLAND perfect for gathering. Step out onto the WEST-FACING 20x10 REAR DECK with BBQ GAS line. Take in unforgettable sunsets over the natural landscape — a view that truly sets this home apart. Upstairs, the thoughtfully designed layout places the primary bedroom with VAULTED CIELING and huge SOAKER TUB just six steps above the main level, creating a private retreat separated from the two rear children's bedrooms — ideal for both family living and quiet relaxation. The fully developed walkout basement extends your living space beautifully, perfect for entertaining, a home gym, or media room. Fully landscaped yard with FIREPIT and FENCED YARD. Complete with an EPOXY FINISHED FLOOR in garage and meticulous attention to detail throughout, this home is truly one of a kind. A rare opportunity to own a showstopper property with unmatched views in one of Calgary's most desirable riverfront communities.