

**14 Cranbrook Common SE  
Calgary, Alberta**

**MLS # A2282662**



**\$899,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** none

OPEN HOUSE this SUNDAY 1:00-3:00. Offering an exceptional blend of style, comfort, and thoughtful design, this custom-built 1,450+ sqft bungalow villa in Cranston's coveted Riverstone community shows in nearly new condition and is designed for effortless living and easy entertaining. Soaring 10' ceilings and a bright open-concept layout create an immediate sense of space. At the heart of the home, the chef-inspired kitchen features extensive custom cabinetry, quartz countertops, a large central island with seating, and stainless steel appliances including a gas range; all flowing seamlessly into a generous dining area perfect for hosting family and friends. The inviting living room centres around a gas fireplace and opens through sliding doors to a private deck with covered pergola and fully landscaped yard. The primary suite is a true retreat, offering a spacious walk-in closet and a beautifully appointed 5-piece ensuite with dual vanities, deep soaker tub, and oversized tiled shower. A stylish powder room, upper-level laundry with sink, luxury plank flooring throughout, and automated Hunter Douglas window coverings add both function and polish to the main level. The fully-finished lower level expands the living space with a large family and games area, custom bar with beverage fridge, two generous bedrooms with walk-in closets, a full bathroom, and a bright flex room ideal for a home office, gym, or additional guest space, plus excellent storage. This home has been thoughtfully designed with accessibility in mind, featuring excellent main-floor maneuverability, a subtly accessible bathroom, and an optional garage lift. These elements integrate seamlessly into the design and can be easily removed if not required, offering rare flexibility for a wide range of buyers, including multi-generational households. With no condo fees, low-maintenance landscaping, and an

unbeatable location in Riverstone, this is a turn-key opportunity for buyers seeking comfort, quality, and versatility.