

**14 Cranbrook Common SE**  
**Calgary, Alberta**

**MLS # A2270805**



**\$949,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <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 (3 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, Low Maintenance Landscape |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | See Remarks   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, 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, Quartz Counters, Storage |                   |     |
| <b>Inclusions:</b> | N/A   |                   |     |

Adaptable Living! Offering the perfect blend of style, comfort, and functionality in this 1,450+ SQFT custom-built villa in Cranston's Riverstone. Impeccably maintained and showcasing nearly-new condition, this spacious open-concept home has 10' ceilings and is designed for effortless everyday living and easy entertaining. At the heart of the home, a chef-inspired kitchen features abundant custom cabinetry, stainless steel appliances including gas range, expansive quartz countertops plus a large central island with seating that is ideal for gathering with friends or family. The dining area easily accommodates six or more guests, creating a warm and inviting space for holidays and dinner parties. The living room centres around a beautiful gas fireplace and flows seamlessly through sliding doors to the outdoor deck, complete with a covered pergola and fully-landscaped yard. The light-filled primary suite offers a serene retreat with a generous 5pc ensuite featuring a large tiled walk-in shower, deep soaking tub, and dual vanities with generous storage. A well-appointed walk-in closet provides ample space for future built-ins or customization. Additional highlights include a stylish powder room with a custom vanity designed for accessibility, low-maintenance luxury plank flooring throughout, an upper-level laundry room (including wash sink), and custom Hunter Douglas window coverings. The fully-finished lower level expands your living space with a generous family and games area, built-in bar with beverage fridge, and two large bedrooms anchored by a full bathroom; each with walk-in closets. A bright flex room provides versatility for a third guest room, home office, or gym/yoga space, along with a large storage area. This home thoughtfully incorporates accessibility features, including comfortable maneuverability throughout the main floor, a lift in the garage, and an accessible

bathroom. This provides an ideal set-up for those with mobility needs or multi-generational families. These features blend sleeplessly and stylishly into the home or can be easily removed prior to possession if desired, offering flexibility for any buyer. No condo fees and low-maintenance landscaping are added bonuses!