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83 Cranbrook Mount SE
Calgary, Alberta

MLS # A2186382



\$1,012,470

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|------------------|--|---------------|------------------|
| Division: | Cranston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,357 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Private | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows | | |

Inclusions: Suite Appliances - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.

The beautiful 'Robson 26' built by Brookfield Residential features 3 living areas, 5 bedrooms, 3.5 bathrooms and over 3,000 square feet of developed living space. Situated on a corner lot, this is going to be one of the very last brand new homes built in Riverstone. The top two levels feature nearly 2,400 square feet of living space with 3 bedrooms and 2.5 bathrooms. The basement is fully developed with a legal 2 bedroom suite that has its own private entrance - the perfect space for aging children, visiting guests or an additional revenue source. The open concept main level features 9' ceilings, 8' doors and an open concept layout that is designed for entertaining. The large kitchen is complete with built-in appliances including chimney hood fan, built-in oven & microwave and a gas cooktop. The kitchen opens to the dining and living areas, which both overlook the expansive backyard. A central gas fireplace completes the main living area and a stunning spiral staircase leads to the second level. The large central bonus room greets you at the top of the stairs and this space separates the primary bedroom from the secondary rooms for added privacy. The large primary suite overlooks the backyard and has its own private 5pc ensuite complete with dual sinks, a private water closet, walk-in shower and soaker tub. The primary suite's walk-in closet provides ample space for two with plenty of additional storage. Two more bedrooms, each with their own walk-in closets, a 5 pc bathroom (dual sinks) and a full laundry room complete the second level. The basement has been professionally developed to include a legal 2 bedroom suite that is self contained with its own private entrance. The legal suite is equipped with a full kitchen, living/dining area, 2 bedrooms, laundry and additional storage in the utility room. This beautiful brand new home situated on a corner lot is going to be one of

the last homes built in the community - ensuring you always have the newest home! Purchase with peace of mind - builder warranty and Alberta New Home Warranty are both included with this brand new home. ***Please note: This property is under construction and the photos are not an exact representation of the property for sale.