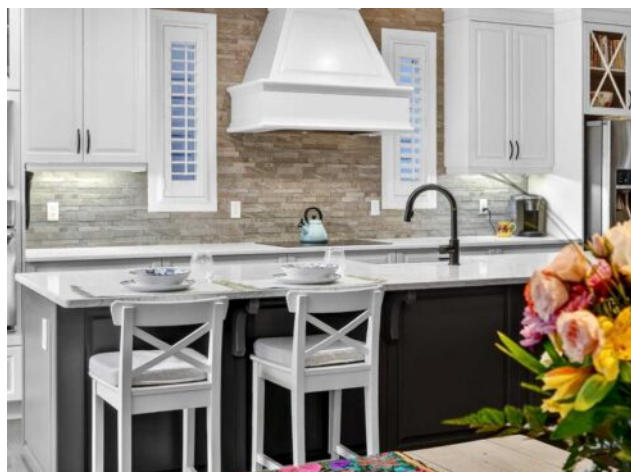


90 Cranbrook Hill SE
Calgary, Alberta

MLS # A2306549



\$949,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,211 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Fruit Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Alarm-No Contract, Shed, Pergola, Shoe Shelves in Mud Room, Shelf in Water Closet, Garage Shelving, Gas Heater in Garage, All TV Mounts, Mail Box

Tucked into a quiet cul-de-sac in the prestigious Riverstone enclave of Cranston, just moments from the winding pathways of the Bow River and the natural beauty of Fish Creek Park, this exceptional residence offers a rare blend of refined luxury and immersive nature. Proudly offered for the first time by its original owners, this thoughtfully customized home is anything but cookie-cutter—every detail has been carefully curated to create a warm, elevated living experience. Set against a picturesque escarpment, the elongated backyard is truly a private sanctuary—designed for those who appreciate the art of outdoor living. A fully enclosed sunroom seamlessly bridges indoor and outdoor spaces, while a beautifully positioned pergola, garden beds, and multiple lounging areas—including a low deck and patio—invite you to follow the sun or seek shade throughout the day. A cast iron fence frames the rear of the property, preserving uninterrupted views of the surrounding nature and enhancing the sense of tranquility. Inside, nearly 2,900 sq ft of beautifully developed living space showcases timeless craftsmanship and elevated finishes throughout. A welcoming front alcove with built-in bench leads to elegant double French doors, opening into a warm and inviting living room anchored by a striking floor-to-ceiling stone fireplace. Rich engineered hardwood flows seamlessly into the chef-inspired kitchen, where a massive flush island, two-tone custom cabinetry, full-height stone backsplash, and premium appliance package—including built-in oven and microwave, induction cooktop, and Miele dishwasher—create both function and statement. A Blanco Silgranit sink, custom hood fan, plantation shutters, and classic wainscoting add refined character, while four sets of garden doors with transoms flood the main floor with natural light and connect

effortlessly to the outdoors. A spacious mudroom and elegant powder room complete the level. Upstairs, a unique and airy layout offers a vaulted bonus room, two generous bedrooms, and a serene primary retreat overlooking the greenspace. The spa-inspired ensuite features dual vanities, a private water closet, and an expansive steam shower with full-height tile, built-in bench, and oversized glass enclosure. A bright den or office space and a large walk-in closet extend from the primary, offering flexibility and function. A full bathroom and a well-appointed laundry room with built-in cabinetry and folding counter complete the upper level. The professionally finished basement by the builder adds even more versatility, with a spacious family room, an additional bedroom, and a full bathroom—perfect for guests or extended family. This home is loaded with upgrades, including soaring ceilings, 3-zone furnace, central air conditioning, heated oversized garage, 7-foot doors on the main and upper levels and so much more! A truly rare offering in one of Calgary's most sought-after communities—where luxury meets lifestyle in its most natural setting.