

\$795,500 - 77 Cranbrook Mount Se, Calgary

MLS® #A2047347

\$795,500

3 Bedroom, 3.00 Bathroom, 2,293 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

The Corsano is the ideal home for a growing family and you can move in this year! This brand-new home built by award-winning Brookfield Residential is fully move-in ready. Located on a quiet cul-de-sac style court and just steps away from the stunning Bow River. The open concept home features 3 bedrooms, 2.5 bathrooms nearly 2,300 sq.ft of developed space. The main level is perfect for entertaining featuring a gourmet kitchen that over looks both the dining and living room. A wall of windows at the rear of the home allows natural light to pour through this home all day long. The bright and central kitchen is complete with a full pantry, kitchen island with flush eating bar and a suite of stainless appliances including a chimney hood fan. The main level is complete with a flex room/office space, great for a kid's study room, a full mudroom off the garage, 2 pc powder room and a gas fireplace in the living room. The primary bedroom is complete with a 5 pc en suite including dual sinks and walk-in tiled shower, and a walk-in closet. Two more bedrooms, a full bathroom, upper-level laundry room and a spacious bonus room complete the upper level. Additional features include resilient luxury vinyl plank flooring throughout the main level, quartz countertops, open railing to the upper level and more. The lower level of the home has 9 ft foundation walls and has plumbing rough-ins for the convenience for future basement development. The home is located on a conventional lot with a backyard



that has west exposure. This home also includes a 10 year warranty, energy efficient features such as triple pane windows, high efficiency furnace, 80 gallon hot water tank, gas line to the BBQ and many other conveniences only a new home can offer. This family-oriented street is perfect for those looking to grow their family in stunning Riverstone steps from Fish Creek Park and the beautiful Bow River.

Built in 2023

Essential Information

MLS® #	A2047347
Price	\$795,500
Sold Price	\$780,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,293
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	77 Cranbrook Mount Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N5

Amenities

Amenities	Other
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Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Other
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 12th, 2023
Date Sold	November 28th, 2023
Days on Market	199
Zoning	R-G
HOA Fees	1.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CHARLES
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