

\$1,899,900 - 148 Cranbrook View Se, Calgary

MLS® #A2053924

\$1,899,900

3 Bedroom, 3.00 Bathroom, 2,148 sqft

Residential on 0.27 Acres

Cranston, Calgary, Alberta

This opulent Albi estate home, nestled against the picturesque backdrop of the Bow River, exudes luxury and elegance from every angle. As you approach the property, you will be immediately struck by its breathtaking curb appeal, accentuated by its stone front exterior, exposed aggregate driveway and a private spa-inspired courtyard with a relaxing hot tub, cozy gas fireplace, and lovely pergola.

Upon entering the home, your eyes will be drawn to the grand central custom staircase, soaring 10-foot ceilings, and a spacious great room that boasts dramatic 15-foot ceilings and floor-to-ceiling windows that fill the space with natural light. The elegant dining room and gourmet kitchen are perfect for entertaining, and will delight even the most discerning of tastes. The chef-inspired kitchen features a Viking 6 burner gas cooktop with pot filler, Kitchenaid built-in fridge, built-in wall oven, warming drawer, convection microwave, dishwasher, a second prep sink, solid maple wood cabinetry with soft-close hinges, and an oversized center island.

The master suite is a true sanctuary, with sophisticated and truly customized features that are straight out of a magazine. The luxury continues in the walkout basement, which features in-floor heat, an open-rise staircase with a library alcove, a large and open family and games room complete with a wet bar and wine cellar, plus two additional bedrooms, a



full bath, and a huge storage room.

The south-facing deck, partially covered with motor-mounted retractable screens powered by remote, is the perfect spot to take in the tranquil views of the Bow River and valley while enjoying a meal cooked on the built-in BBQ. Other notable features include central A/C, an extensive landscaping package with a waterfall and pond, over 155 trees, shrubs & perennials and 115 tons of boulders creating a 3 tiered backyard, in-ground sprinkler system, an oversized triple heated garage with a dog wash, built-in speakers throughout the home, Kinetico water filtration system & water softener, upgraded wool carpeting, and custom millwork throughout. This is truly an exquisite and private oasis that offers endless luxury and upgrades. As a member of Riverstone, you will enjoy access to the Century Hall which includes a 7-acre private park, splash park, hockey rink with chiller and Zamboni, tennis courts, a pleasure rink, toboggan chute, basketball courts, banquet facilities, a gymnasium and a daycare!

Built in 2012

Essential Information

MLS® #	A2053924
Price	\$1,899,900
Sold Price	\$1,800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,148
Acres	0.27
Year Built	2012
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Sold

Community Information

Address	148 Cranbrook View Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1W6

Amenities

Amenities	Clubhouse, Park, Playground, Recreation Room
Parking Spaces	7
Parking	Aggregate, Heated Garage, Oversized, Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Convection Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Warming Drawer, Washer, Water Purifier, Water Softener
Heating	High Efficiency, Fireplace(s), Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Awning(s), Built-in Barbecue, Dog Run, Fire Pit, Garden, Gas Grill, Lighting, Outdoor Kitchen, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Dog Run Fenced In, Low Maintenance Landscape, Level, Underground Sprinklers, Yard Lights, Rectangular Lot, Treed, Views,

	Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 1st, 2023
Date Sold	November 23rd, 2023
Days on Market	175
Zoning	R-1
HOA Fees	475.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Nineteen 88 Real Estate
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