

\$859,000 - 65 Cranbrook Mount Se, Calgary

MLS® #A2069216

\$859,000

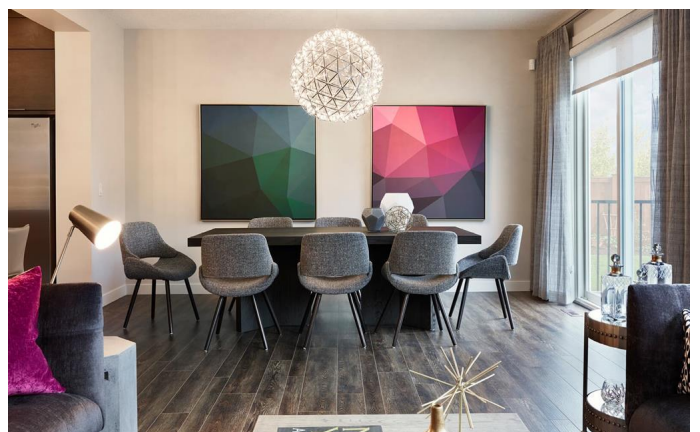
3 Bedroom, 3.00 Bathroom, 2,380 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

Get your dream home in the peaceful community of Riverstone. Experience the endless river paths, parks, green space, and live in Calgary's best kept secret.

This home is situated on an oversized pie lot on a quiet cul-de-sac with a northwest backyard. Upon entering you will notice that the front entry door has been upgraded to an 8' height including a larger sidelight and an additional foyer window. The huge mudroom just off the garage, leads through the pantry to the gourmet kitchen featuring a gas cooktop, full height cabinets, built-in microwave, wall oven and chimney style hood fan. The HUGE great room has added a beautiful gas fireplace to cozy up to. The main floor offers luxury vinyl plank throughout and a taller patio door has been added to enjoy more of the sun! Brookfield included a large 12' x 10' deck which boasts a gas line for future BBQ and loads of room to entertain! The 1½ bath on the main floor has an upgraded vanity as well as the main floor doors have all been upgraded to 8' height. Upstairs, includes a large bonus room as well as a separate tech hub for homework or gaming and two additional kids bedrooms. The main bath has been upgraded to include two sinks, a pocket door as well as a fully tiled bath and niche, while the owners suite has an added pocket door between the suite and ensuite for additional privacy. The spa-like bathroom has been upgraded to have a fully tiled shower with 10 mil glass and an additional window has been added to the



water closet. With a 9' foundation in the undeveloped basement and plumbing rough-ins are all included. The renderings shown in the listing are of a former showhome as this home is under construction, so colors will vary.

Built in 2022

Essential Information

MLS® #	A2069216
Price	\$859,000
Sold Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,380
Acres	0.13
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	65 Cranbrook Mount Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N5

Amenities

Amenities	Clubhouse
Utilities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	July 27th, 2023
Date Sold	October 20th, 2023
Days on Market	85
Zoning	RG
HOA Fees	475.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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