

\$849,900 - 405 Cranbrook Gardens Se, Calgary

MLS® #A2078859

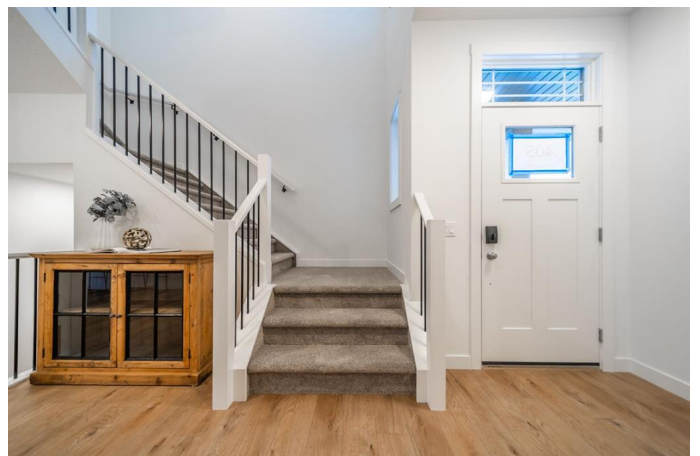
\$849,900

3 Bedroom, 3.00 Bathroom, 2,431 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

This stunning Purcell is built by award-winning Brookfield Residential and located on a conventional corner lot in one of Calgary's most desirable neighbourhoods - Riverstone. Featuring 3 bedrooms, 2.5 bathrooms, 2 living areas and a home office space, this is the perfect family home and is fully move-in ready so you can move in this year! With over 2,400 square feet of living space over two levels + and an undeveloped basement, this beautiful new home is perfect for a growing family. The main level has been timelessly finished with a bright kitchen that is central to the main living area - creating the perfect entertaining space. A large quartz island with silgranite sink adds additional seating and the kitchen is complete with a suite of stainless steel appliances including a built-in oven and microwave, chimney hood fan and built-in cooktop. The clean lines make the perfect backdrop to add your own personal style elements to. The kitchen is open to both the living and dining areas with a central gas fireplace for the main level. A large flex space on the main level is perfect for a home office, children's play space or reading area. The main floor is complete with a powder room, large mud room and walk-through pantry from the double attached garage to the kitchen. The upper level includes a central bonus room with double sliding doors for added privacy. The primary suite is complete with extra windows for additional natural light, two separate walk-in closets and a full 5 pc ensuite including dual sinks, soaker



tub and walk-in fully tiled shower with 10mm glass. Two more large bedrooms, a full bathroom and upper floor laundry room complete the second level. The basement awaits your imagination and has ample space for a bedroom, bathroom and large living area. The addition of extra windows + upgraded spindle railing allows for natural light to pour through this beautiful and bright home all day. The summer heat also won't be an issue because this home is equipped with central air conditioning! This home is fully move-in ready and includes a full builder warranty as well as Alberta New Home Warranty! Within steps to the countless walkways, paths and the Bow River, this home is the perfect fit for those wanting more space in an established and desirable community that has amenities nearby but also allows you to capture nature in your day-to-day living.

Built in 2023

Essential Information

MLS® #	A2078859
Price	\$849,900
Sold Price	\$835,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,431
Acres	0.13
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	405 Cranbrook Gardens Se
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Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N6

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Reverse Pie Shaped Lot, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2023
Date Sold	November 27th, 2023
Days on Market	74
Zoning	R-G
HOA Fees	475.00
HOA Fees Freq.	ANN

Listing Details

Listing Office

CHARLES

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