

\$1,439,000 - 121 Cranbrook Heights Se, Calgary

MLS® #A2103201

\$1,439,000

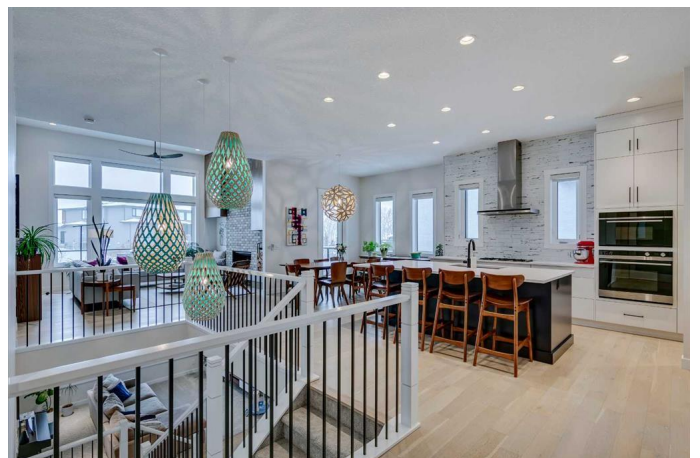
4 Bedroom, 4.00 Bathroom, 1,770 sqft

Residential on 0.20 Acres

Cranston, Calgary, Alberta

Presenting a stunning walk out bungalow backing onto a greenspace pathway steps from the world famous Bow River in desirable Riverstone estates! This masterpiece sits on a nice cul-de-sac on an massive lot with a south facing backyard complete with 4 bedrooms, 3.5 bathrooms, dream chef's kitchen, windows galore & a nice office complete with a stylish barn door off the foyer. The owners added a custom designed wood burning fireplace (with log lighter) with a wonderful feature wall for the perfect ambience to accentuate the 10-13 foot ceilings. The Gourmet kitchen has all high end Fisher Paykel/Miele appliances with a built in fridge, built in gas cooktop, contemporary hood fan, wall oven, steam oven (both convection), massive island, wet bar & coffee station, pull out drawers in the enormous pantry, eco friendly compost/ garbage/recycle pull out drawer and custom Caesar stone countertops. The gorgeous Master bedroom with river views has a contemporary spa inspired en suite with a luxurious steam shower, beautiful free standing tub, dual sinks & a huge walk in closet. The incredible laundry room off the Master & foyer has a full sink and a hot/cold water tap, cupboards, shelving & hanging racks.

The Walk out level has 9 foot ceilings, 3 bedrooms, huge entertaining area, wet bar and seating area, beverage fridge, game/craft area & a full in slab Hydronic heat system for year round comfort! The owners have designed a Harry Potter hideaway



complete with its own climbing wall. All the bedrooms have walk in closets,large windows & the 3rd bedroom has an en suite bathroom perfect for guests or a Nanny suite!

Other upgrades include no maintenance stucco exterior, triple pane windows, Gemstone lighting which is built in exterior lighting (with mutiple functions for year round fun) around the roof line controlled by your cellular or computer, power Hunter Douglas blinds ,air conditioning, a huge mudroom with lockers to your triple side attached garage, giant exposed aggregate driveway, heater/hot/cold tap, floor drains/220 volts in the garage, conduit to the Utility room for future solar power ,water softener, rough in for vacuum system,hot water tap outside on the rear of home,gas line to deck, in ground irrigation, 3 point locks on all doors,vinyl deck with cedar pergola feature, engineered hardwood floors, upgraded carpet & a wonderful large new greenhouse.

Riverstone Estates is one of Calgary's most beautiful areas along the Bow River and this Mid Century Masterpiece has to be seen to be truly appreciated! Just minutes to the South Health Hospital, newer Public & Catholic high schools, Fish Creek Park, shopping ,upscale restaurants, top golf courses, Spruce Meadows ,escaping to the majestic Rocky Mountains & much more!. Book your showing today. Thank you

Built in 2019

Essential Information

MLS® #	A2103201
Price	\$1,439,000
Sold Price	\$1,410,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,770
Acres	0.20
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	121 Cranbrook Heights Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W7

Amenities

Amenities	Clubhouse, Park, Playground
Parking Spaces	7
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), Insulated, Off Street, On Street, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Washer, Water Softener, Window Coverings
Heating	Boiler, Combination, Central, In Floor, Fireplace(s), Natural Gas, Radiant, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Decorative, Gas Starter, Glass Doors, Living Room, Raised Hearth, Wood Burning
Has Basement	Yes

Basement	Separate/Exterior Entry, Finished, Full, Walk-Out
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Exterior

Exterior Features	Garden, Private Entrance
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Lot Description	Back Yard, Beach, Conservation, Cul-De-Sac, Environmental Reserve, Front Yard, Garden, Low Maintenance Landscape, Gentle Sloping, Landscaped, Private, Treed
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Roof	Asphalt Shingle
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Construction	Brick, Stucco, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	January 27th, 2024
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Date Sold	April 13th, 2024
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Days on Market	76
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Zoning	R-1
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HOA Fees	470.00
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	Diamond Realty & Associates LTD.
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