

\$969,000 - 111 Cranbrook Hill Se, Calgary

MLS® #A2103637

\$969,000

4 Bedroom, 4.00 Bathroom, 2,401 sqft

Residential on 0.16 Acres

Cranston, Calgary, Alberta

Escape the ordinary and discover the extraordinary in Cranston's exclusive community of Riverstone. Here you will appreciate the serenity of the Bow River and commune with nature while enjoying the abundance of walking paths and biking trails. Nestled at the end of a cul-de-sac on a large pie-shaped lot, this luxurious home backs onto green space and connects to the zipline park. With James Hardie siding, it exudes quality inside and out. This air-conditioned walkout home is professionally developed on all three levels. Walking inside, you'll bask in the warm sunshine emanating from the south-facing windows. The open-concept elegance brings together living, cooking, and dining seamlessly. The living room has custom built-ins with a tiled fireplace as a focal point. The kitchen features top-tier built-in stainless steel appliances including (my favourite), an induction stove. The central island, full-height cabinetry, and walk-through pantry add function to the design. The dining space is made for large family gatherings with a door that leads out to the composite deck and lovely views beyond. This is where you'll want to spend your summer evenings. A main floor office is a great addition, while the two-piece bath and mudroom complete this level. Heading upstairs, the primary suite is spacious and inviting. The 5 piece ensuite includes a tiled shower with 10 mm glass. Additionally, soak your cares away (or enjoy a cold plunge) in the deep tub. Double sinks and a makeup



vanity ensure there is plenty of counter space for couples and the expansive walk-in closet complements this. A central bonus room adds versatility and creates a divide between the sleeping quarters. Heading to the children's wing, the library nook is a wonderful space for bedtime stories. Two additional bedrooms, a 4 piece bath, and a convenient laundry room finish off this upper floor. The fully finished walkout basement has a large rec room with surround sound and new vinyl flooring, a wet bar with cabinets and a sink, a 4th bedroom, and a 4-piece bath. The backyard is a great place to let the kids run wild with a covered concrete patio for sun protection and landscaping that adds privacy. This is a phenomenal home, the likes of which rarely come to market here.

Built in 2017

Essential Information

MLS® #	A2103637
Price	\$969,000
Sold Price	\$950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,401
Acres	0.16
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	111 Cranbrook Hill Se
Subdivision	Cranston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K8

Amenities

Amenities	Clubhouse, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2024
Date Sold	March 5th, 2024
Days on Market	32
Zoning	R-1S
HOA Fees	498.75
HOA Fees Freq.	ANN

Listing Details

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