

\$879,900 - 46 Cranbrook Cove Se, Calgary

MLS® #A2105550

\$879,900

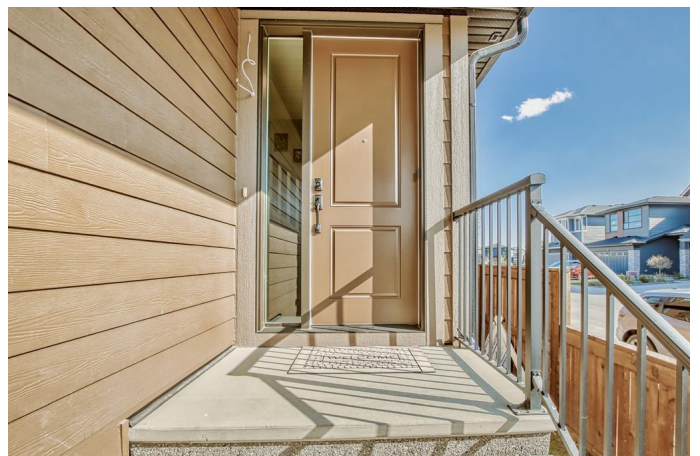
3 Bedroom, 3.00 Bathroom, 2,188 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

LIKE IN BRAND NEW CONDITION (still on a new home warranty program) due to being Extremely well maintained by original owners, rarely offered for sale in the Riverstone community this perfect family house.

According to the Developer's plans the size of 2366 sq ft on 2 levels plus about 700 sq ft in the basement will let your creativity in space management, decoration and designing to go limitless. Having an open floor plan will help a lot with that as well as already installed upgrades such as 8" exterior and interior doors, 9" tall garage door, stainless steel appliances, quartz counter tops, French country style Kitchen Hood Fan, taller kitchen cabinets up to the ceilings, slick, large plank floors through out the main floor, 9" main floor ceilings, additional drawers in bathroom cabinets, modern electric fireplace with heating mode, Kinetico water filtering system, additional window in the basement, 8.9' basement ceilings, larger basement windows facing backyard, Vaulted bonus room ceilings, gas and electric rough in for the garage heater and a trim less master en suit shower glass enclosure. VERY bright and spacious main level is ideal for your daily routines in a kitchen and dining area but also provides relaxing living room featuring an electric fire place. Off the dining area you can access large (7'x14'), composite deck which is perfect for entertaining or just to relax in sunshine. The upstairs offers 2 large bedrooms, a full double vanity bathroom, a master bedroom with a



double vanity, separate stand up shower, huge bath tub and a walk in, master closet. Also, there is up there a spacious office room and a large, vaulted ceilings bonus room. The basement with 8'9" head clearance, bright with additional larger windows and rough in bathroom plumbing is ready for your custom development imagination. The house is located on larger than average corner lot not only giving you more privacy but also additional parking space for your guests. It is steps away form the walking and biking paths, playgrounds and a short drive to schools, variety of shopping and hospital. This is a great house in like brand new condition, in a great family oriented neighborhood. Call to book your private viewing before it is sold!

Built in 2019

Essential Information

MLS® #	A2105550
Price	\$879,900
Sold Price	\$870,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,188
Acres	0.10
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Cranbrook Cove Se
Subdivision	Cranston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 2S9

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 3rd, 2024
Date Sold	April 30th, 2024
Days on Market	87
Zoning	R-1s
HOA Fees	475.00
HOA Fees Freq.	ANN

Listing Details

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