

\$999,900 - 27 Cranbrook Common Se, Calgary

MLS® #A2106093

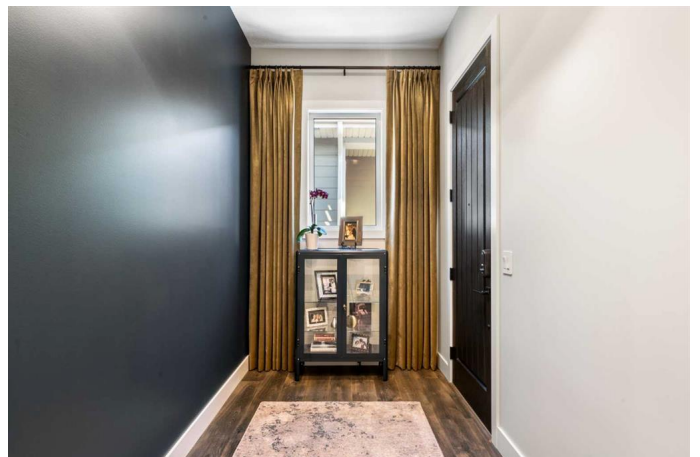
\$999,900

3 Bedroom, 3.00 Bathroom, 1,470 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

Prepare to be enchanted by this charming attached bungalow, offering the epitome of luxury & comfort. As you step inside, you'll immediately notice the upgrades such as high knockdown ceilings, luxury vinyl plank flooring, 8' doors, & I'm sure the kitchen will capture your heart. The meticulously crafted kitchen offers quartz countertops, a Blanco sink, pot drawers, garbage/recycling center, two toned cabinetry, built-in wine racks, high end appliances including smart fridge, gas range, & more. Every detail of the kitchen has been considered to elevate your cooking experience to new heights. The dining area is spacious - perfect for hosting friends and family, & the living room is stunning with vaulted ceilings, pot lights & you'll love the details on the fireplace. Note: the blinds in the kitchen & dining areas are remote controlled! The primary suite offers custom carpet from Mohawk Flooring and the ensuite is to die for featuring dual vanities with the most stunning tiles, loads of drawers & storage, plus a free standing tub & huge walk in shower. The walk-in closet is off the ensuite and includes some built-ins for premium functionality. The rest of the main floor includes a 2pc powder room w/ under cabinet lighting, 2 pantries, and the laundry room/mud room with access to the double attached HEATED garage. Down the stairs, you'll find a large recreational room, and a games/bar area with a full wet bar - again, incredible for hosting! Two additional bedrooms, both equipped with walk-in closets,



plus a full 4pc bathroom with beautiful finishings finish this level. The mechanical room is large enough to accommodate a gym area or offer a great place for storage. The north-west facing backyard is finished beautifully with artificial grass, a large composite deck, and has 2 landscaped patio areas! Imagine enjoying warm summer evenings watching the sunset with loved ones! pure bliss! Other incredible features of this home include: central air conditioning, Gemstone lighting, epoxy floors in the garage, and custom shelving throughout made by none other than Two Birds! The possibilities of joyful memories for you are limitless when a place like this is your home! You are just steps from the walking paths of the Bow River. You™ll also have access to the Cranston™s Community Hall up the hill which has a splash park, skate park, hockey rink, tennis courts & so much more. This home has it all – don™t miss out. Book your showing today!

Built in 2021

Essential Information

MLS® #	A2106093
Price	\$999,900
Sold Price	\$980,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,470
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	27 Cranbrook Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3C1

Amenities

Amenities	Clubhouse, Party Room, Playground, Racquet Courts, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage

Interior

Interior Features	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 6th, 2024
Date Sold	March 28th, 2024
Days on Market	51
Zoning	R-G

HOA Fees	498.75
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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