

# \$800,000 - 39 Cranbrook Green Se, Calgary

MLS® #A2107645

**\$800,000**

4 Bedroom, 4.00 Bathroom, 2,111 sqft  
Residential on 0.12 Acres

Cranston, Calgary, Alberta

Welcome to 39 Cranbrook Green! This 2018 built 2 storey is nestled in the picturesque community of Cranston's Riverstone, and boasting 2,908 square feet of developed living space. With a double front attached garage and fully finished basement... backing onto a walking path, this home checks every box. As you enter the home, the bright and open floorplan is evident. The modern and extensively updated kitchen, featuring stainless steel appliances, under-mount sink, gas range, walk-through pantry, and a spacious central island is every homeowner's ideal hosting space. The main floor seamlessly connects to the backyard, backing onto a serene walking path and is just steps away from a community play park. Heading upstairs we have the primary bedroom with a 5 piece ensuite waiting to be used as a relaxing retreat. An open bonus room is easily converted into an upstairs playroom or quiet study with 2 secondary bedrooms on the other side of the upper level. A massive dedicated laundry room as well as another full bathroom complete this level. The fully finished basement adds versatility to the property. A generously sized bedroom and an accompanying full bathroom allows you additional space in your lower level to host friends or family. Convenience is key, as this move-in ready property is in close proximity to everything that makes Cranston one of the most desirable communities in the city. Schools, amenities, and nature, including Fish



Creek Provincial Park and the Bow River with miles of walking paths are at your fingertips. Don't delay, book your showing today.

Built in 2018

### Essential Information

MLS® #	A2107645
Price	\$800,000
Sold Price	\$810,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,111
Acres	0.12
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	39 Cranbrook Green Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2X1

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop,

	Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Other, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 22nd, 2024
Date Sold	March 5th, 2024
Days on Market	12
Zoning	R-G
HOA Fees	500.00
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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