

\$1,399,000 - 77 Cranbrook Rise Se, Calgary

MLS® #A2112568

\$1,399,000

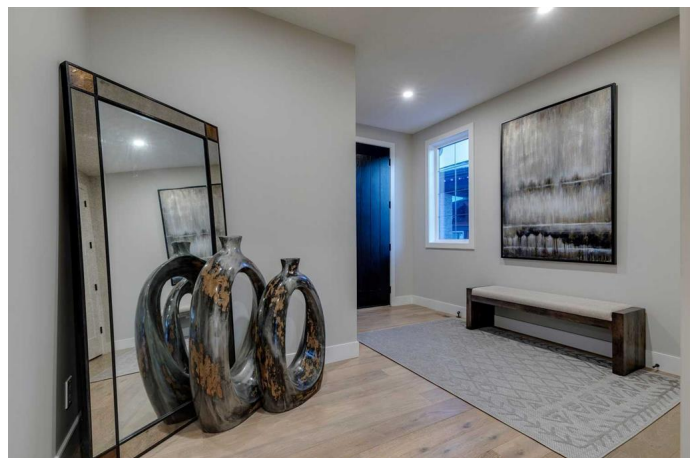
4 Bedroom, 4.00 Bathroom, 2,919 sqft

Residential on 0.15 Acres

Cranston, Calgary, Alberta

Situated on a gorgeous walk-out lot overlooking the ravine in Cranston's Riverstone, this stylish residence exudes sophistication and provides the utmost comfort and luxury living. Entering through the foyer, your eye is immediately drawn to captivating views from the expansive main floor windows. Designed for entertaining, the open concept floor plan showcases elegant wide-plank engineered hardwood floors. An impressive kitchen is appointed with an abundance of custom cabinetry, matte black Bosch appliances + a huge island with additional cabinets and seating on three sides; ideal for casual family dinners. The kitchen is cleverly designed to integrate a serving & prep area for formal dinner parties + a butler's pantry with coffee station connects directly to the garage and mudroom making unloading and organizing a breeze.

A unique sunken living room is anchored by a gas fireplace clad in natural stone + a decorative wall-screen that partitions the dining room which is outfitted with luxurious grasscloth wallpaper and built-in buffet cabinets with beverage fridge. Enjoy eating al-fresco during summer months on the adjacent deck with plenty of space for dining and lounging while capturing westerly views and beautiful sunsets. Heading to the second floor, a discrete home office is neatly tucked away for absolute privacy. The primary retreat



features vaulted ceilings and an elegant spa-inspired ensuite with freestanding soaker tub, custom walk-in shower and double vanity with under cabinet LED lighting + heated floors (both details carried throughout all the bathrooms in the home). Two additional large bedrooms, laundry room, four piece bathroom and spacious bonus room complete the upper floor. On the fully-finished walk-out level, families will enjoy tons of space to enjoy movie nights + ample room for ping pong/billiards, workout areas and more. A built-in wet bar with fridge and a games area opens directly to a gorgeous, professionally-landscaped yard with large interlock brick patio, low-maintenance perimeter flower beds and perfectly manicured (and irrigated) lawns. Additional features of this home include an attached oversized triple garage (30' x 22.5'), Gemstone exterior lighting, wired speakers throughout, zoned furnaces with Nest thermostats on three levels + central A/C and on-demand hot water system.

Built in 2020

Essential Information

MLS® #	A2112568
Price	\$1,399,000
Sold Price	\$1,355,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,919
Acres	0.15
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	77 Cranbrook Rise Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S7

Amenities

Amenities	Other
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Quartz Counters, Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Permeable Paving
Lot Description	Backs on to Park/Green Space, Pie Shaped Lot
Roof	Asphalt
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	April 26th, 2024
Days on Market	51
Zoning	R-1

HOA Fees 475.00
HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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