

# \$939,900 - 35 Cranbrook Mount Se, Calgary

MLS® #A2113571

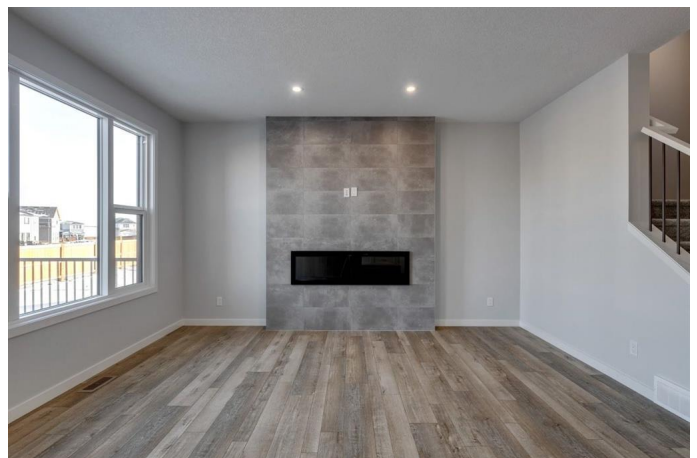
**\$939,900**

3 Bedroom, 4.00 Bathroom, 2,641 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

Say hello to the 3-STOREY Carbon model built by award winning builder, Cedarglen Homes! This home will truly leave you speechless. As you enter the home, you'll notice the main floor upgrades including 9'™ knock down ceilings, 8'™ interior & exterior doors, & additional windows throughout to allow for the optimal natural light. The kitchen boasts stunning full height cabinetry, quartz countertops, pot drawers, beautiful backsplash tile, pot lights, & access to the BUTLER'S PANTRY (w/ open shelving & sink). The main floor also hosts the bright and spacious dining nook area, large great room equipped with a gorgeous electric fireplace, a 2 pc powder room & mud room. As you head up the stairs, you'll find that the 2nd storey features a large bonus room, full 4 pc bathroom with quartz counters, 2 spacious bedrooms, and the primary retreat! The primary bedroom is a great size and has a dreamy ensuite "double sinks, walk-in shower, huge soaker tub, & a big walk-in closet! BONUS " the laundry room is also on this floor & has tons of storage space! The 3RD STOREY is what will make you fall in love with this home " a 2 pc bathroom, huge bonus room area equipped with a wet bar AND a covered southwest facing balcony! This is where you'll want to spend all of the hot summer days. The basement is unfinished waiting for your creative ideas & designs, and don't forget about the double attached garage! This home sits on a pie-shaped lot in a quiet cul-de-sac -



seriously, what more could you need? Feel relaxed while you lounge on the large back deck enjoying your morning coffee, listening to the endless sounds of nature. Enjoy hosting backyard BBQs this summer with friends & family. The possibilities of joyful memories for you & your family are limitless when a place like this is your home! Just steps from the bow river and Fish Creek Park. Youâ€™ll also have access to the Cranstonâ€™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 â€“ donâ€™t miss out. Book your showing today!

Built in 2023

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2113571    |
| Price          | \$939,900   |
| Sold Price     | \$936,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 2,641       |
| Acres          | 0.13        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Sold        |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 35 Cranbrook Mount Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 3N5               |

## Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Playground, Racquet Courts, Recreation Facilities, Recreation Room |
| Parking Spaces | 4                                                                             |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Faces Front             |

## Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar |
| Appliances        | See Remarks                                                                                                                                                                                                |
| Heating           | High Efficiency, Forced Air                                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                          |
| Fireplaces        | Electric, Tile                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                                                                           |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | BBQ gas line                                |
| Lot Description   | Back Yard, Cul-De-Sac, Pie Shaped Lot       |
| Roof              | Asphalt Shingle                             |
| Construction      | Cement Fiber Board, Composite Siding, Stone |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2024 |
| Date Sold      | April 5th, 2024  |
| Days on Market | 24               |
| Zoning         | R-G              |
| HOA Fees       | 517.65           |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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