

\$849,900 - 24 Cranbrook Manor Se, Calgary

MLS® #A2115489

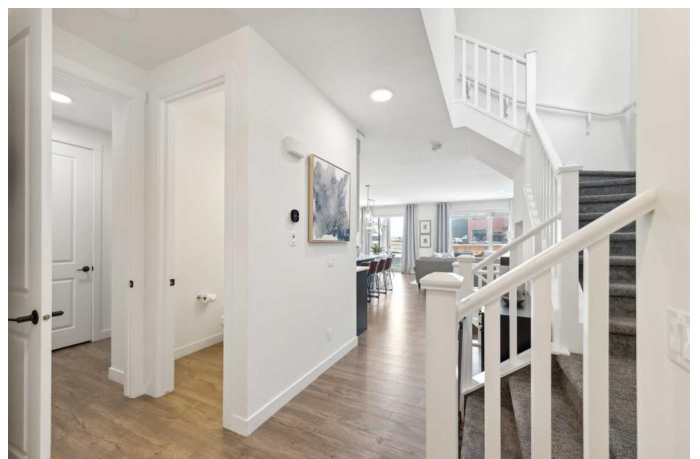
\$849,900

4 Bedroom, 4.00 Bathroom, 2,164 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

WELCOME HOME to the beautiful Purcell model built by Brookfield Homes (2021) in beautiful Cranston Riverstone! This 4 BED, 3.5 BATH, AIR CONDITIONED, UPGRADED home will be sure to stun you as you walk in the door. The striking stone exterior and the perfectly located lot right beside Bow River pathway, welcomes you as you approach on a quiet street! As you walk in, you will notice the gleaming upgraded LUXURY VINYL PLANK floors, open wood spindle staircase, and 9-FT CEILINGS. A perfectly situated 2 PC BATH greets you on your left as you enter the home with access to the WALK THROUGH PANTRY. As you walk into the beautiful OPEN PLAN main floor, a SPACIOUS upgraded kitchen is the heart of this home! Built by Kingswood, complete with two tone colors, soft close hinges and gilded brass handles, allows for the perfect Chef's getaway. The UPGRADED APPLIANCE PACKAGE, including a FRIGIDAIRE PROFESSIONAL GAS RANGE, DANBY WINE FRIDGE, tucked away microwave oven, stainless steel hood fan, and large LG FRENCH DOOR REFRIGERATOR will make cooking and entertaining a breeze. The OPEN DINING AREA easily seats 6-8, and the comfortable living room has been upgraded with a GAS FIREPLACE, and two interior windows added for extra natural light. With LVP Floors throughout the 2nd storey, the upstairs boasts a large SOUTH FACING PRIMARY bedroom with WALK IN CLOSET, 5 PC ENSUITE,



including a luxurious SOAKER TUB, DOUBLE VANITY and TILED SHOWER. The upstairs BONUS ROOM, is a great entertainment area, or kids area, suitable for those family movie nights. Two more bedrooms upstairs allow for kids rooms/office space, along with the large LAUNDRY ROOM, flooded with natural light, and a 4 PC BATHROOM. As you make your way downstairs to the FINISHED BASEMENT, a secondary entrance has been added, which can also be used as the entrance to the existing DOG RUN. The 9-FT CEILING basement offers a sizeable REC AREA, another good size bedroom, 4 PC BATH, WET BAR, with DANBY WINE FRIDGE, STORAGE ROOM and GYM SPACE. The backyard has been fully FENCED in and LANDSCAPED, complete with a CONCRETE HOT TUB PAD, and faces Northwest which allows for beautiful sunsets in the summer. This property does not back on directly to another house rather backs on to cul-de-sac lots, so a spacious view out your back window is guaranteed! The property is located just a few steps from the bow River pathway, perfect for the outdoorsy family, and extremely pet friendly! This home has it all and is FULL OF UPGRADES! NOT YOUR AVERAGE BUILD! Three full levels with over 2900 square feet of living space, finished backyard and right beside the river! It won't last! Call today to book your private showing!

Built in 2021

Essential Information

MLS® #	A2115489
Price	\$849,900
Sold Price	\$860,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,164
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	24 Cranbrook Manor Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Front Yard, Lawn, Landscaped, Zero Lot Line

Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 1st, 2024
Days on Market	10
Zoning	R-G
HOA Fees	517.65
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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