

\$879,900 - 13 Cranbrook Place Se, Calgary

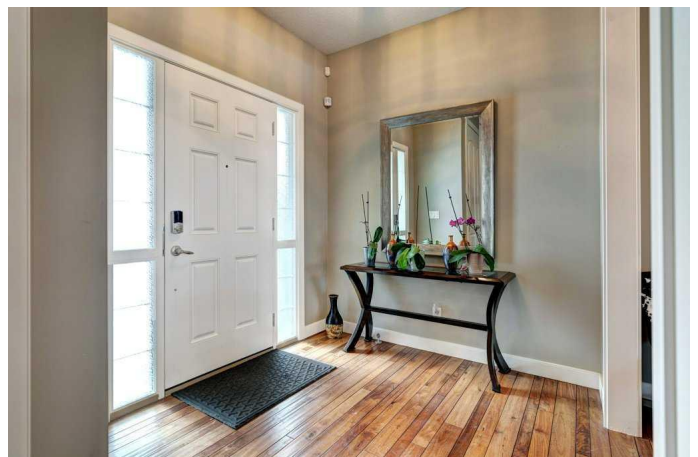
MLS® #A2116362

\$879,900

4 Bedroom, 5.00 Bathroom, 2,492 sqft
Residential on 0.10 Acres

Cranston, Calgary, Alberta

RIVERSTONE 4-bedroom/4.5-bathroom air conditioned home with over 3600 sf of developed space. The open floor plan is elegantly appointed with designer lighting & warm hardwood which carries throughout the main floor. Eye catching gourmet kitchen with custom 2 tone cabinetry, oversized island, quartz counters, stainless steel appliances with newer refrigerator & dishwasher. Optional office/flex room opens up to living area with gas fireplace & custom built-ins. Large dining area surrounded with windows & sliding patio doors to the backyard. Completing the main floor is guest bathroom and large tiled laundry room right off the 21x21 garage. Upstairs you will find a central bonus room & 3 bedrooms, all with walk in closets. The primary retreat features luxurious ensuite with soaker tub, dual vanities with quartz counters, tile shower with 10mm glass & large walk-in closet. One of the secondary bedrooms likewise has its own ensuite with walk-in closet! Lovely crown molding throughout the upper floor. Professionally developed basement with 9' ceilings includes cozy family room, custom wet bar with beverage center, dishwasher and wine room. Completing the space is 4th bedroom and full bathroom. The west facing backyard is fully fenced & landscaped compete with gas line, patio and firepit areas. No neighbors directly behind you & views of the escarpment! Access to the residents' association with year-round events and activities. Walking distance to Fish Creek Park



& Bow River pathway system, easy access to Deerfoot and Stoney Trail. Welcome to Riverstone where nature is on your doorstep.

Built in 2012

Essential Information

MLS® #	A2116362
Price	\$879,900
Sold Price	\$850,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,492
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	13 Cranbrook Place Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1S4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop,

	Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2024
Date Sold	April 2nd, 2024
Days on Market	8
Zoning	R-1s
HOA Fees	650.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.