

\$849,900 - 7 Cranridge Bay Se, Calgary

MLS® #A2119567

\$849,900

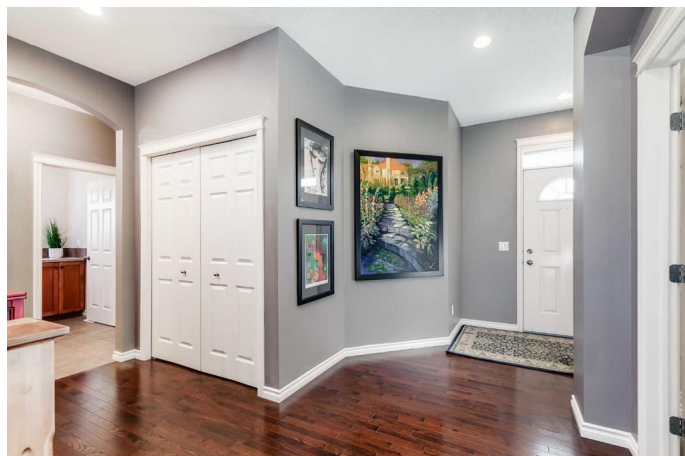
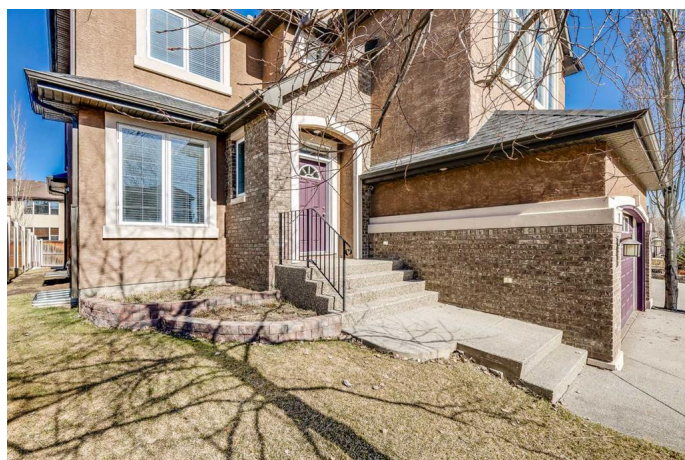
3 Bedroom, 3.00 Bathroom, 2,659 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

Welcome to your dream home in Cranston!

This exquisite 3 bedroom, 2.5, bathroom 2-storey residence boasts over 2600 sq feet of developed living space, offering the perfect blend of elegance and functionality. The main floor welcomes you with 9' ceilings and an abundance of natural light streaming through large windows, illuminating the hardwood floors. The living room steals the show with its vaulted ceiling, creating a grand focal point for relaxation and entertainment. Adjacent to it, a formal dining area sets the stage for sophisticated dinners, while an inviting breakfast nook beckons you to enjoy casual meals. Enjoy cozy evenings by the gas fireplace, accessible from both the living and dining rooms. Adding practicality, a dedicated office with French doors offers a private sanctuary for work or study. The open concept layout of the living, dining, and kitchen areas creates an inviting atmosphere for gatherings. The kitchen is a chef's delight, featuring granite countertops, stainless steel appliances, a large island/breakfast bar, plenty of cupboard and counter space and a corner pantry. Main floor laundry ensures convenience in your daily routine. Upstairs, discover a large bonus room with vaulted ceiling, offering versatility and privacy. The spacious primary suite boasts a 4-piece ensuite with a soaker tub and separate shower, along with a huge walk-in closet. Two additional bedrooms and a 4-piece bathroom complete the second floor. The lower level



presents an opportunity for customization as the unfinished basement awaits creativity. Central air conditioning ensures comfort throughout the seasons. Step out into the backyard and unwind on the deck, offering a peaceful spot for relaxation. Surrounded by the beauty of mature trees, the yard offers open space for outdoor activities. The double attached garage provides convenience and security for your vehicles. Enjoy quick access to the Bow River, Fish Creek Park, and the extensive pathway system on Cranston Ridge for long walks and bike rides. Cranston's resident-only clubhouse offers sports courts, a spray park, and a rink for endless recreation opportunities. Established schools, shopping destinations, and easy access to major transportation routes, including Stoney and Deerfoot Trails. With the South Health Hospital just minutes away, along with Seton YMCA and Seton Library, convenience is at your fingertips. Whether you're seeking tranquility along the river or excitement on the golf course, Cranston offers it all, making this home an irresistible opportunity to experience the best of Calgary living. Book your showing today!

Built in 2007

Essential Information

MLS® #	A2119567
Price	\$849,900
Sold Price	\$832,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,659
Acres	0.13
Year Built	2007

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7 Cranridge Bay Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0E7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone, Three-Sided
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	May 10th, 2024
Days on Market	23
Zoning	R-1
HOA Fees	517.65
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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