

\$1,449,000 - 117 Cranbrook Point Se, Calgary

MLS® #A2121052

\$1,449,000

5 Bedroom, 4.00 Bathroom, 2,814 sqft

Residential on 0.16 Acres

Cranston, Calgary, Alberta

Welcome to 117 Cranbrook Point! This Calbridge custom-built home boasts over 3,700 square feet of living space, a contemporary neutral palette, high-end finishes, and features throughout, ensuring you feel right at home the moment you step through the front door. From the spacious front foyer to the fully finished walkout basement, you'll appreciate the estate-grade finishes such as hardwood flooring on the main and upper levels, smooth 9-foot ceilings on all levels, 8-foot doors on main, and luxury vinyl plank flooring in the lower level. The main floor welcomes you with a great room featuring a gas fireplace overlooking the spacious backyard backing onto green space, and a dining room with access to your large, covered deck with a gas line. The Chef's dream kitchen offers stainless steel appliances, including a 6-burner gas stove, wall oven, speed oven, ample white cabinetry, quartz counters with matching backsplash, an oversized waterfall island with seating and lower cabinets, a butler's pantry, and walk-in pantry. The office with built-in storage and a 2-piece powder room complete this level. Upstairs, discover the sunken bonus room separate from the sleeping area, a stunning primary bedroom with a grand spa-inspired ensuite, a large walk-in closet with built-in organizers, and a window for natural lighting. Along with the master bedroom, there are 3 additional large bedrooms, a main bath with dual sinks, a



spacious bright laundry room with an upgraded sink and white cabinetry on this level. The fully finished walk-out basement features a family room with direct access to a covered patio area and generous sized yard, a fifth bedroom, a 3-piece bath, and plenty of storage space. Other features include remote-controlled blinds throughout, central vacuum system, Cat6 network wiring, and a water softener/de-chlorinator. The triple attached garage includes cabinets and a sink with both hot and cold water supplies. Located on a quiet cul-de-sac, you're just steps away from the Bow River and enjoy an easy commute to shopping and major thoroughfares.

Built in 2022

Essential Information

MLS® #	A2121052
Price	\$1,449,000
Sold Price	\$1,429,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,814
Acres	0.16
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	117 Cranbrook Point Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 2Y4

Amenities

Amenities Other
Parking Spaces 3
Parking Driveway, Front Drive, Garage Faces Front, Triple Garage Attached

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener
Heating Forced Air
Cooling Full, None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Great Room, Other
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Irregular Lot, Rectangular Lot, See Remarks
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 8th, 2024
Date Sold May 4th, 2024
Days on Market 26
Zoning R-1
HOA Fees 500.00
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Complete Realty

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 MLS® , Multiple Listing Service® 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.