

\$1,349,900 - 187 Cranbrook Circle Se, Calgary

MLS® #A2121289

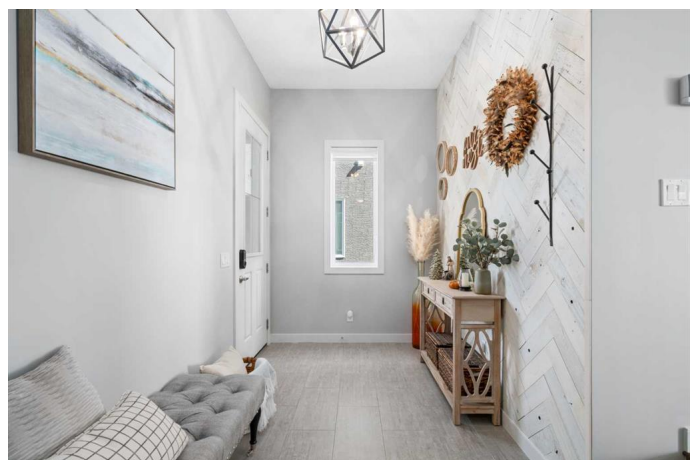
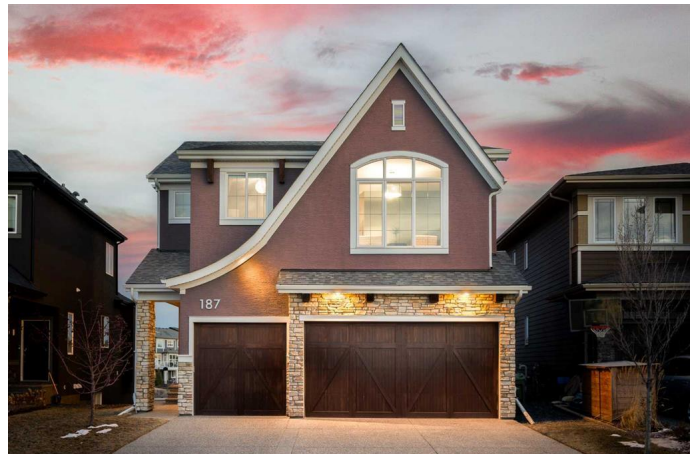
\$1,349,900

5 Bedroom, 6.00 Bathroom, 2,758 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

This gorgeous WALKOUT delivers the ultimate in luxury BACKING ONTO THE POND and WALKING PATH, MERE STEPS TO THE RIVER. Upgrades galore with timeless finishes throughout this 4+1 bedroom sanctuary. Architecturally stunning with an OVERSIZED, INSULATED TRIPLE CAR GARAGE this home impresses immediately! The wow factor continues into the stunning interior with high-end finishes, vinyl plank flooring, CENTRAL AIR CONDITIONING and an abundance of natural light. A private foyer with a reclaimed wood feature wall leads to the enclosed office with French doors for private and quiet work-from-home sessions. Wood and glass come together in the sophisticated living room creating an inviting relaxation space in front of the focal FIREPLACE while oversized windows showcase the TRANQUIL VIEWS. The chef's dream kitchen is centrally located featuring stone countertops, a CUSTOM OVERSIZED ISLAND, a KITCHEN-AID APPLIANCE PACKAGE WITH A BUILT-IN 48" FRIDGE AND A 5 BURNER GAS COOKTOP, a bar area and a custom pantry with built-ins for extra storage. Easily entertained in the casually elegant and spacious dining room. Oversized patio sliders lead to the FULL-WIDTH DECK with a GAS LINE promoting an easy indoor/outdoor lifestyle for summer barbeques and time spent unwinding enjoying Riverstone's natural surroundings and wildlife. A large mudroom with built-in storage and a privately tucked



away powder room complete the main level. A huge SKYLIGHT illuminates your accent upstairs. Tall ceilings grace the BONUS ROOM creating an open and airy hangout space. 4 ABOVE GRADE BEDROOMS are on this level. Enjoy breakfasts in bed sleepily gazing at the breathtaking views from the VAULTED PRIMARY SUITE. This calming oasis also features a CUSTOM WALK-IN CLOSET and a SPA-INSPIRED ENSUITE that will have you feeling spoiled daily boasting dual sinks, an oversized rain shower with 4 body jets and a lavish soaker tub. All 3 additional bedrooms are spacious and bright, one even has its own private ensuite, and the other two have easy access to the 4-piece main bathroom. Laundry with sink and storage conveniently complements this level. Gather in the FINISHED WALKOUT BASEMENT for movies, games and engaging conversations with family and guests then grab a snack or refill your drink at the WET BAR. A 5th bedroom with a private ensuite is perfect for guests while an additional powder room adds privacy. Walk out to the PROFESSIONALLY FINISHED SOUTH-FACING BACKYARD with numerous ways to enjoy the outdoors all surrounded by meticulous landscaping and serene views. A STONE ENCASED FIREPIT area encourages summer nights under the stars. Walking paths right out your back door lead to the BOW RIVER AND FISH CREEK PARK. This extraordinary home is located in an unbeatable family-friendly, nature-loving community with schools, numerous amenities and a residentâ€™s only clubhouse with sports courts, a spray park, a skating rink and more.

Built in 2017

Essential Information

MLS® #

A2121289

Price	\$1,349,900
Sold Price	\$1,330,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	2,758
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	187 Cranbrook Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L9

Amenities

Amenities	Clubhouse, Other, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	6
Parking	Insulated, Oversized, Triple Garage Attached
Waterfront	Pond

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Reserve, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 25th, 2024
Days on Market	14
Zoning	R-1s
HOA Fees	480.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® 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.