

\$1,350,000 - 22 Cranbrook Landing Se, Calgary

MLS® #A2127436

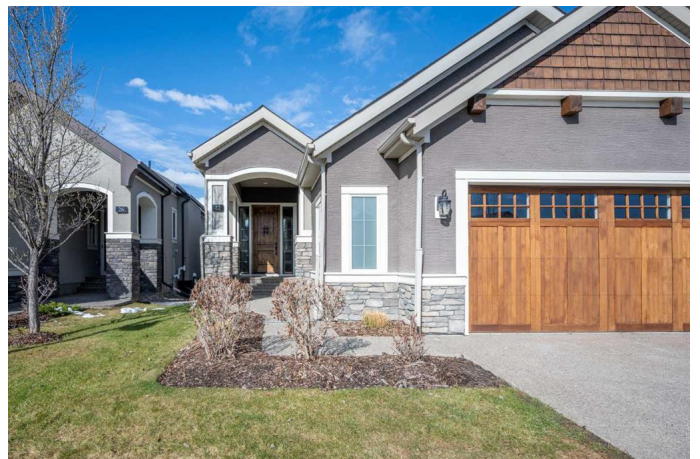
\$1,350,000

4 Bedroom, 3.00 Bathroom, 1,698 sqft

Residential on 0.04 Acres

Cranston, Calgary, Alberta

BOW RIVER in YOUR BACKYARD. Welcome Home to the enclave at Cranston of Riverstone Villas. Enter this Home through the 8 foot ornate door into your spacious entry taking you into over 2900 square feet of developed living space. On the right is a private den/office/study, for those who might have to work from home. The main floor is an open concept design that will impress with high ceilings in all rooms. From the chef's kitchen with large granite island, to the high end appliances. Dining area and living room look out over the Bow River through the wall of windows in the living room. The gas fireplace is nice to have on cold winter nights . To the left of the living room is the entrance to the large deck, for entertaining family and friends. I have to mention the views are like, a live painting that changes like the four seasons of Alberta. The main floor also has the master bedroom, with views, and a 5 piece master bathroom with, steam shower, soaker tub, walk in closet and heated floors. Down the crafted staircase, is the massive Recreation room, with built in wet bar, three more bedrooms, and a four piece bath. The utility room has 315 square feet of extra storage and is roughed in for floor in floor heating. Walk out has doors leading to the concrete patio and back yard that back directly on to the Bow River Pathways. All Landscaping and Snow removal is taken care of, allowing for trips away, without the worry. Central air conditioning added last year for comfort.



Oversized double attached garage, completes this Home. Cranston has many parks and multiple choices for shopping and is close to all major roadways, making for easy commutes. Come and make this, your New Home.

Built in 2014

Essential Information

MLS® #	A2127436
Price	\$1,350,000
Sold Price	\$1,350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,698
Acres	0.04
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	22 Cranbrook Landing Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L8

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Central Air Conditioner, Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Washer
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 5th, 2024
Date Sold	May 12th, 2024
Days on Market	7
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office	Unison Realty Group Ltd.
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