

\$1,399,000 - 44 Cranbrook Landing Se, Calgary

MLS® #A2135748

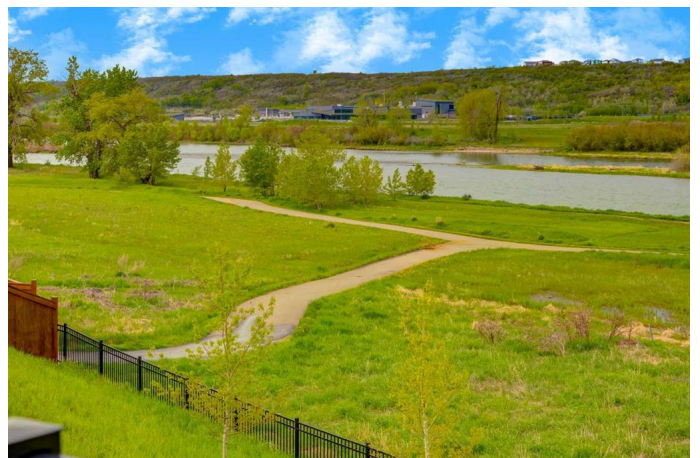
\$1,399,000

3 Bedroom, 4.00 Bathroom, 1,702 sqft

Residential on 0.17 Acres

Cranston, Calgary, Alberta

EXECUTIVE STYLE WALKOUT BUNGALOW, BACKING ONTO THE RIVER!!! Welcome to this exquisite property nestled in the serene and picturesque community of Cranston's Riverstone. This stunning home boasts an elegant and contemporary design, seamlessly blending modern amenities with timeless charm. As you step through the front door, you are greeted by a spacious foyer leading into an open-concept living area that is perfect for both entertaining and everyday living. The gourmet kitchen is a chef's dream, featuring high-end stainless steel appliances, quartz countertops, a large island with seating, and ample storage space within custom cabinetry. Adjacent to the kitchen is a bright and airy dining area that flows effortlessly into the inviting living room, where a cozy fireplace serves as the focal point and you can walk directly onto your large upper deck and enjoy unobstructed views of the Bow River. Large windows throughout the main floor allow for an abundance of natural light, creating a warm and welcoming atmosphere. Also on the main floor, the luxurious master suite offers a peaceful retreat with a generous walk-in closet and a spa-like ensuite bathroom, complete with a deep soaking tub, a separate glass-enclosed shower, and dual vanities. The fully finished lower level walkout provides additional living space with a versatile recreation room. The custom wet bar will take your breath away - with stone pillars that have built-in wine racks, quartz countertops, elegant



cabinetry and its own bar/wine fridge. There are two more bedrooms, one with its own ensuite, another full bathroom, ideal for guests or a growing family. Walk outside to enjoy the majestic views and sounds of the Bow River from your lower patio. This is truly one of the best locations in the complex with one of the deepest lots, a SW backyard & unparalleled views!! Pride of Ownership is evident in this immaculate home. Don't miss the opportunity to make this exceptional property your own.

Built in 2019

Essential Information

MLS® #	A2135748
Price	\$1,399,000
Sold Price	\$1,399,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,702
Acres	0.17
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	44 Cranbrook Landing Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2L8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
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, No Neighbours Behind, Landscaped, Underground Sprinklers, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 3rd, 2024
Days on Market	3
Zoning	R-2M
HOA Fees	517.65
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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