

\$1,075,000 - 110 Cranbrook Park Se, Calgary

MLS® #A2137561

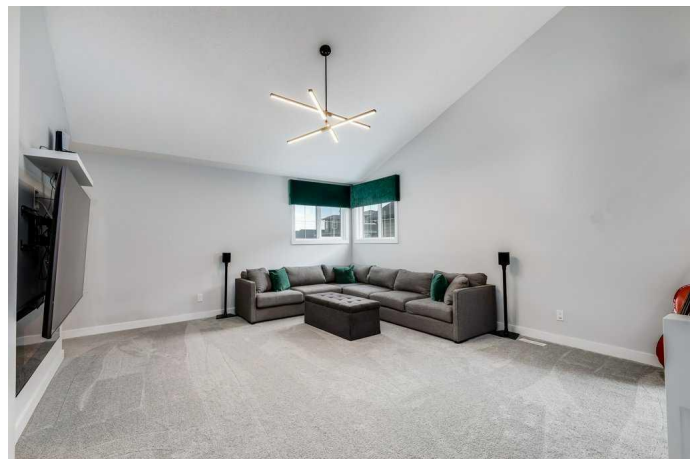
\$1,075,000

4 Bedroom, 4.00 Bathroom, 2,423 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

Loaded with upgrades this former Trico showhome backs onto a forested green space & a dynamic pathway network in the charming community of Cranston's Riverstone. This gorgeous, fully finished walkout integrates next level luxury & energy efficiency with high-end upgrades that include numerous "smart home" features & the addition of solar panels at a cost of \$20k! A wall of glass streams in natural light from the sunny southwest exposure while central air conditioning & Nest thermostats ensures your comfort in any season. Wireless outlets & lights throughout are compatible with both Alexa & Google for seamless smart technology. Enjoy the peace of mind of having Nest doorbells on the front & back doors & an integrated alarm system with occupancy & door opening sensors. Put your feet up in front of the focal stone surround fireplace in the inviting living room listening to ambient music from the built-in speakers. The stunning kitchen inspires culinary creativity featuring a gas cooktop, a French door fridge with integrated water filtration, a wireless oven for automatic cooking, a whirlpool low decibel dishwasher, 2 islands for extra prep & gathering space & a walk-through pantry simplifying grocery unloading. Designer lighting & green space views create a casually elegant dining space with patio sliders that lead to the 14'x14' maintenance free deck encouraging an easy indoor/outdoor lifestyle. The opulence continues onto the



upper level where a grand vaulted bonus room provides ample space for downtime in front of the electric fireplace. This great space also anchors the level separating the primary bedroom from the others for ultimate privacy. A true owner's retreat, the primary bedroom is complete with upgraded lighting, large windows, a stylish feature wall & a lavish ensuite boasting dual vanities, a deep soaker tub & an oversized shower. A massive walk-in closet conveniently leads to the laundry room. Both additional bedrooms have walk-in closets & share the 5-piece bathroom. Gather, entertain & unwind in the finished walkout basement. Easily refill drinks & snacks at the wet bar with a bar fridge & another electric fireplace adding a cozy atmosphere. On special nights procure your favourite bottle from the wine storage showcase room. A 4th bedroom & another full bathroom add a ton of versatility to this level for guests, a home office, gym or older children. Additional upgrades include an integrated sprinkler system with automated timer "RainBird", ethernet throughout the house & fiber internet. Walkout to the covered patio & beyond to the incredible walking paths that lead (just 2 doors down) to a wonderful playground. Outdoor enthusiasts will love this prime location with seemingly endless outdoor recreation, plus this very active community boasts a private clubhouse with sports courts, spray park, skating rink & more. Mere minutes from additional restaurants & shops in neighbouring Seton as well as the world's largest YMCA

Built in 2019

Essential Information

MLS® #	A2137561
Price	\$1,075,000
Sold Price	\$1,050,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,423
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	110 Cranbrook Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3C1

Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Family Room, Gas, Living Room, Recreation Room

Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2024
Date Sold	July 2nd, 2024
Days on Market	29
Zoning	R-G
HOA Fees	517.65
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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