

\$974,900 - 115 Cranbrook Hill Se, Calgary

MLS® #A2147249

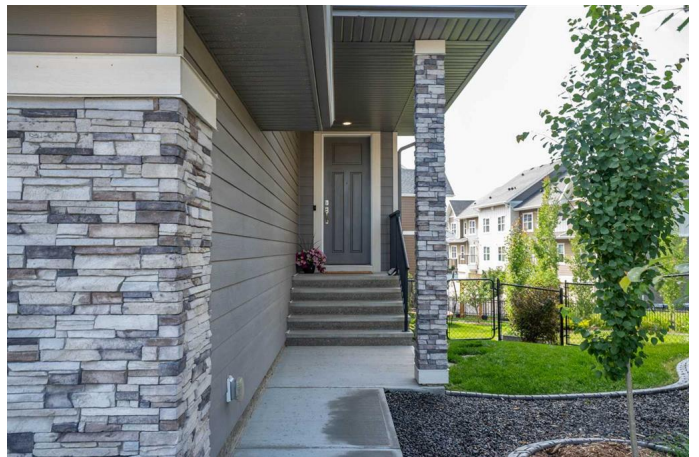
\$974,900

4 Bedroom, 4.00 Bathroom, 2,239 sqft

Residential on 0.15 Acres

Cranston, Calgary, Alberta

Absolutely stunning single family home with fully developed walk out basement, backing onto green space in Cranston's Riverstone - say WHAT! This home will leave you speechless. The main floor features upgrades including 9'™ knock down ceilings, 8'™ interior & exterior doors, upgraded railing, engineered hardwood floors, & tons of windows to allow for optimal natural light. The kitchen boasts striking cabinetry (full height w/ two toned island), SS appliances (including a GAS stove), quartz counters, SS undermount sink, pot lights, and a huge walk through pantry w/ loads of built-ins for storage into the mud room. Adjacent to the kitchen is the bright & spacious dining area and large great room - equipped with a beautiful tile & shiplap gas fireplace. Imagine hosting friends and family in this stunning space! You'll also find an open office area w/ built in desk & shelves, and a 2 pc powder room on the main level. The 2nd storey features a large bonus room off the front of the house, full 4 pc bathroom with quartz counters & undermount sinks, 2 spacious bedrooms, and the incredible primary bedroom! The primary is a great size w/ access to the dreamy ensuite - double sinks, walk-in shower, huge soaker tub. Don't forget about the spacious walk-in closet! BONUS - the laundry room is also on this floor w/ storage for linens! The fully developed basement is a WALK OUT finished with stunning vinyl plank floors, pot lights and more upgrades - offering a huge rec room



area equipped with a striking electric fireplace, full dry bar with beverage fridge & quartz countertops, a games room, 4th bedroom, 3 pc bathroom and tons of storage space! You can keep your cars warm in the double attached garage this winter. The location is what will make you fall in love with this home â€“ it truly canâ€™t get better than this. Located at the end of a cul-de-sac, on a pie shaped lot, backing onto green space with easy access to the endless walking paths of Fish Creek Park. Just steps from the bow river. Feel relaxed while you lounge on the large back deck enjoying your morning coffee, listening to the endless sounds of nature. Enjoy hosting backyard BBQs this summer with friends & family. Do you have dogs? This home comes equipped with a dog run as well! The possibilities of joyful memories for you and your family are limitless when a place like this is your home! Youâ€™ll also have access to Cranstonâ€™s Community Hall up the hill which has a splash park, skate park, hockey rink, tennis courts & so much more. This home truly has it all â€“ donâ€™t miss out. Call to book your showing today!

Built in 2017

Essential Information

MLS® #	A2147249
Price	\$974,900
Sold Price	\$959,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,239
Acres	0.15
Year Built	2017
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	115 Cranbrook Hill Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K8

Amenities

Amenities	Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Bar, Built-in Features, Double Vanity, Dry Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Dog Run, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	August 7th, 2024
Days on Market	27
Zoning	R-1s
HOA Fees	517.65
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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