

\$1,289,000 - 107 Cranbrook Hill Se, Calgary

MLS® #A2153783

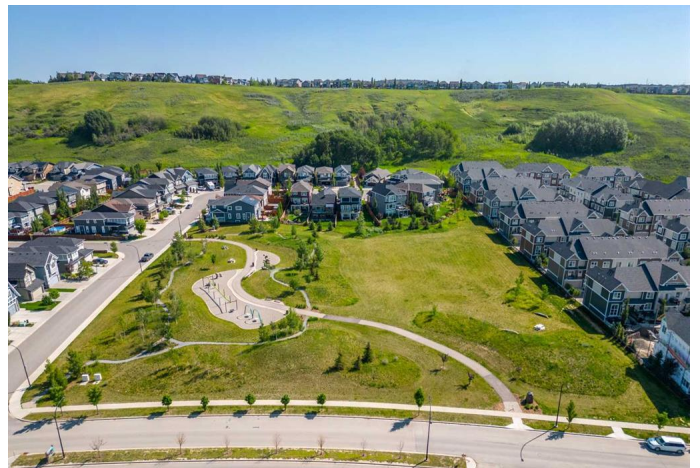
\$1,289,000

5 Bedroom, 4.00 Bathroom, 2,928 sqft

Residential on 0.18 Acres

Cranston, Calgary, Alberta

Welcome to this stunning 5-bedroom WALKOUT HOME BACKING ONTO GREENSPACE and located in a Cul De Sac in the highly sought-after community of Cranston's Riverstone. Upon entry into your new home, you are welcomed by an exquisite 2-storey foyer looking directly through the house as well as up into the bonus room. The dining and living area share a show-stopping two-sided stone fireplace. A wall of large windows in the living area flood the living space with natural light. The seamless flow between the dining room, kitchen, and living room creates an ideal setting for entertaining friends and family. The kitchen is a chef's dream, featuring top-of-the-line stainless steel appliances and elegant touches including a cabinet-finished canopy hoodfan, glass-detailed cabinets, and built-in wine storage. The main floor also includes a spacious office area, perfect for working from home, as well as a conveniently located powder room. Heading to the second floor, you will find the primary suite—truly a retreat in itself! With expansive windows and vaulted ceilings overlooking a tranquil greenspace, the room is both bright and airy. The master suite includes a luxurious 5-piece ensuite bathroom and a custom 10mm tile and glass shower as well as a giant soaker tub, offering the perfect sanctuary for unwinding after a long day. Additionally, this floor features three more bedrooms, a 5-piece family bathroom, and an exceptional 18-ft



vaulted front bonus room with beautiful wood ceiling beams, elegant shiplap walls, and large windows letting in all of the natural light and views of the escarpment. The fully finished walk-out basement is an entertainer's paradise, complete with a stylish bar that includes a keg fridge with taps, a beverage fridge, a dishwasher, and a walk-in wine cellar. This space is perfect for hosting year-round gatherings and enjoying time with family and friends. The basement also includes a guest bedroom and a stunning 4-piece bathroom with a luxurious glass steam shower. Step outside to the tranquil backyard, designed for ultimate enjoyment. It includes a stamped concrete patio covered with cedar soffits, the perfect spot to sit during those hot summer nights! The massive, pie-shaped yard includes a firepit area, gate access to the rear park, and an irrigation system to keep your lawn lush and green throughout the year. The front of the house showcases Trimlights for year-round custom themed lighting and security.

Cranston's Riverstone is a nature-emersed community located just steps from the Bow River. It is surrounded by an environmental reserve, offering peaceful trails and scenic overlooks. Nearby, premier golf courses add a touch of sport and leisure to the area, while the Cranston Residents Association stands as a hub of activity and connection, offering residents full access to a range of facilities and events. Together, these features truly make the Cranston's Riverstone an exceptional place to call home!

Built in 2015

Essential Information

MLS® #	A2153783
Price	\$1,289,000
Sold Price	\$1,289,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,928
Acres	0.18
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	107 Cranbrook Hill Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K8

Amenities

Amenities	Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours Behind, Landscaped, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	September 4th, 2024
Days on Market	27
Zoning	R-1s
HOA Fees	517.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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