

# \$1,350,000 - 24 Cranbrook Drive Se, Calgary

MLS® #A2162471

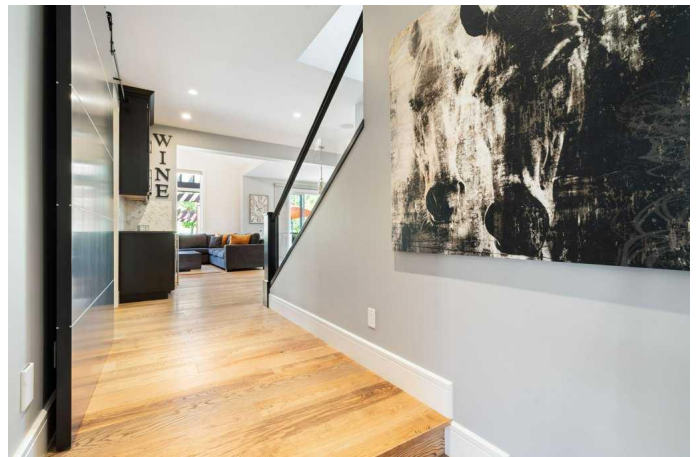
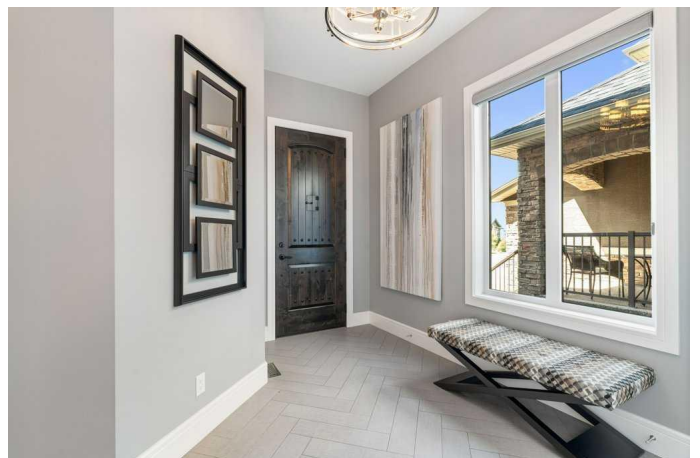
**\$1,350,000**

4 Bedroom, 3.00 Bathroom, 3,117 sqft

Residential on 0.21 Acres

Cranston, Calgary, Alberta

Welcome to your stunning new home in Cranston's Riverstone, where luxury living meets nature's beauty. This impressive residence boasts over 3,100 sq ft of elegant design, perfectly positioned on a serene green space for ultimate privacy and breathtaking views. From the moment you step through the 8-foot entry door, you'll be greeted by exquisite craftsmanship and thoughtful details that define this stunning property. The foyer welcomes you with tile flooring in a chic herringbone pattern, leading you into the heart of the home, where wide plank hardwood floors flow throughout the main level. A private office with custom-built cabinetry offers a sophisticated workspace, while the open-concept living, dining, and kitchen areas create a seamless flow, ideal for both everyday living and entertaining. At the center of the home, a massive island anchors the gourmet kitchen, featuring cabinetry that extends to the ceiling, and top-of-the-line stainless steel appliances, including a gas cooktop and a built-in coffee station for the ultimate morning routine. Whether you're hosting dinner parties or enjoying family meals, the spacious dining area provides the perfect setting, with large windows framing picturesque views of the backyard oasis. The living room is a true showstopper, with a stunning fireplace and vaulted, beamed ceilings that add warmth and grandeur to the space. A stylish 2-piece powder room completes the main floor. Upstairs, the luxury



continues with four generously sized bedrooms and an open bonus room perfect for cozy movie nights. The primary suite is a retreat unto itself, with vaulted ceilings and sweeping views of the backyard and adjacent green space. The spa-like ensuite is your personal sanctuary, featuring a standalone soaker tub, an oversized tiled shower, a skylight that bathes the space in natural light, and a large walk-in closet with custom organizers. An additional 4-piece bath and a convenient upstairs laundry room make daily living a breeze. With the basement awaiting your personal touch, you have endless possibilities to customize the space to fit your lifestyle. Step outside and discover your private backyard oasis, designed for relaxation and outdoor living. The low-maintenance deck is perfect for summer BBQs, with a gas line ready for your grill. The professionally landscaped yard includes a pergola, a built-in fire table, and a peaceful ambiance that makes it easy to unwind and enjoy the beauty of nature. The triple attached garage offers ample storage for all your vehicles and toys, completing this incredible home. Nestled in the highly sought-after community of Cranston's Riverstone, you'll enjoy access to parks, pathways, and the Bow River, all while being just a short drive from schools, shopping, and amenities. Experience luxury living in a natural setting—this home truly has it all.

Built in 2014

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2162471    |
| Price      | \$1,350,000 |
| Sold Price | \$1,350,000 |
| Bedrooms   | 4           |
| Bathrooms  | 3.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 3,117       |
| Acres          | 0.21        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 24 Cranbrook Drive Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 2C3               |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Other                                                |
| Parking Spaces | 3                                                    |
| Parking        | Driveway, Garage Faces Front, Triple Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                                            |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                                                                               |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Stone, Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2024 |
| Date Sold      | September 5th, 2024 |
| Days on Market | 2                   |
| Zoning         | R-1                 |
| HOA Fees       | 517.65              |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.