

# \$825,000 - 1 Cranberry Cove Se, Calgary

MLS® #A2167190

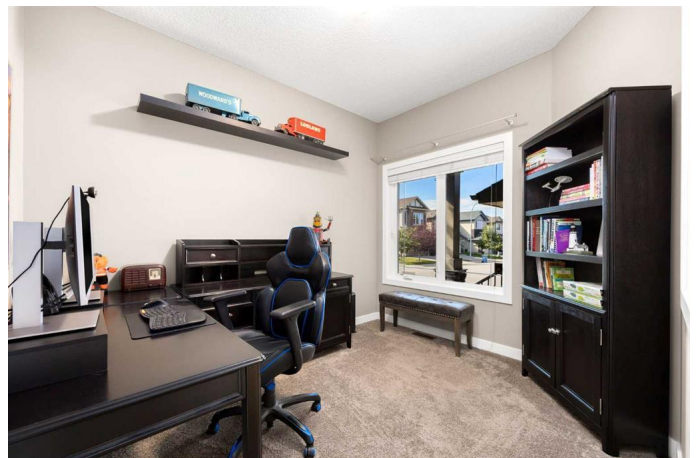
**\$825,000**

3 Bedroom, 3.00 Bathroom, 2,300 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

Welcome to your dream home in the heart of Cranston! This exquisite family residence offers 2300 square feet of thoughtfully designed living space, featuring 3 bedrooms and 2.5 bathrooms. As you enter, you'll be greeted by an open concept main floor where the kitchen, living room, and dining area flow seamlessly together. Massive floor-to-ceiling east-facing windows flood the space with natural light, highlighting the elegant hardwood floors and creating a bright, airy atmosphere. The gas fireplace keeps you toasty on the chilly winter nights while the central AC cools you down during the hot July days. The gourmet kitchen is a chef's delight, boasting granite countertops, a huge island, ample counter space, and a walk-in pantry. For those working from home, a brightly lit office provides the perfect productive space. The upper floor has three spacious bedrooms and a massive bonus room for flexible living. The primary bedroom suite is a true retreat, offering west-facing windows with breathtaking mountain and sunset views. Its luxurious ensuite features his and her sinks, a soaker tub, an oversized double shower, and a huge walk-in closet. The developed basement is an entertainment haven, complete with a family room, gym area, games area, and tons of storage. Two large egress windows brighten the space, and there's a rough-in for a future bathroom. Step outside to enjoy the beautifully landscaped backyard, featuring a spacious deck and entertaining area, all nestled under



gorgeous tree cover for privacy and shade. There's even a space to park your RV as well as an underground irrigation system. Car enthusiasts and hobbyists will appreciate the huge 3-car garage with oversized doors, a built-in heater, and ample storage space. Nestled at the end of a quiet cul-de-sac, this home has tons of curb space for guests. Located in the vibrant community of Cranston, this home offers the best of both worlds. You're within walking distance to Sobey's, Berwick Public House, and other local shops, while the many amenities of the Seton shopping area and South Health Campus are just minutes away. Families will appreciate the numerous schools for all ages, and outdoor enthusiasts will love the connection to Fish Creek and its extensive pathway system. This exceptional home in Cranston truly delivers the perfect blend of comfort, luxury, and community living. Don't miss this opportunity to own a piece of Calgary's finest - schedule your viewing today!

Built in 2009

### **Essential Information**

MLS® #	A2167190
Price	\$825,000
Sold Price	\$830,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,300
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	1 Cranberry Cove Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0N8

## Amenities

Amenities	None
Parking Spaces	7
Parking	Heated Garage, Off Street, Oversized, RV Access/Parking, Triple Garage Attached

## Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Washer
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Underground Sprinklers, Private, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 19th, 2024
Date Sold	October 10th, 2024
Days on Market	21

Zoning	R-1N
HOA Fees	182.70
HOA Fees Freq.	ANN

## Listing Details

Listing Office	The Real Estate District
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