

\$698,000 - 22 Cranbrook Close Se, Calgary

MLS® #A2170236

\$698,000

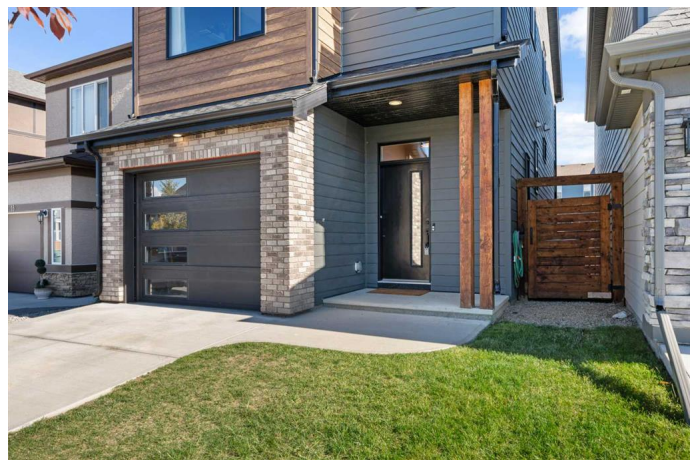
3 Bedroom, 3.00 Bathroom, 1,801 sqft
Residential on 0.08 Acres

Cranston, Calgary, Alberta

Located in the desirable community of Cranston's Riverstone, this stunning 2019-built home combines modern style and thoughtful design. The open main floor layout is ideal for entertaining, featuring a central kitchen with ample counter space, dark cabinetry with elegant gold hardware, stainless steel appliances, and a spacious island. The dining room boasts a stylish feature wall, adding character to the space. Enjoy cozy evenings by the electric fireplace, flanked by custom shelving and step out onto the upper balcony the the sliding doors to enjoy the outdoors and bbq.

Upstairs, you'll find a large family room perfect for watching TV, along with a laundry room equipped with cabinetry for convenience. The primary bedroom is a true retreat, with a feature wall, walk-in closet, and a luxurious five-piece en-suite, complete with dual vanity, soaker tub, and separate shower. Two additional kids' bedrooms share a well-appointed four-piece bathroom. The unfinished walkout basement offers endless potential for customization, leading to a lower-level covered deck and a spacious, landscaped backyard with a handy storage shed.

Ideally situated near the entrance and exit of the community, this home offers quick access to major amenities. Completely surrounded by nature, Cranston's Riverstone is a one-of-a-kind community on the edge of the Bow River offering stunning views and



serenity.

Built in 2019

Essential Information

MLS® #	A2170236
Price	\$698,000
Sold Price	\$695,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,801
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Cranbrook Close Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X5

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 11th, 2024
Days on Market	8
Zoning	R-G
HOA Fees	470.40
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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