

\$824,900 - 18 Cranbrook Park Se, Calgary

MLS® #A2176762

\$824,900

3 Bedroom, 3.00 Bathroom, 2,076 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

18 Cranbrook Park is an absolutely STUNNING single family home backing onto a green belt steps from the Bow River pathways. This home will leave you speechless & you are going to love it! The main floor features upgrades including 9'™ knock down ceilings, beautiful archways, upgraded railing, and tons of windows to allow for the optimal natural light. The two toned kitchen boasts striking cabinetry (full height & soft close), SS appliances, quartz counters, farmhouse style sink, upgraded range hood, and a huge walk through pantry w/ loads of built ins for storage into the mud room. The main floor also hosts the bright & spacious dining area, large great room - equipped with a beautifully tiled gas fireplace w/ mantle, and a 2 pc powder room. The 2nd storey features a large central bonus room with cathedral ceilings, full 5 pc bathroom with quartz counters & undermount sinks, 2 spacious bedrooms, and the incredible primary bedroom! The primary is huge, features a large walk-in closet w/ built-ins, and has a barn door leading to the dreamy ensuite " double sinks, walk in shower, huge soaker tub. BONUS " the laundry room is also on this floor w/ a barn door and beautiful floor tile! The basement is undeveloped - waiting for your creative touch. Double attached garage is drywalled w/ a 220 volt outlet for electric cars. The location is what will make you fall in love with this home " it truly can't get better than this. Backing onto a green belt in Cranston's Riverstone w/ 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. Enjoy hosting backyard BBQs in the summer with friends & family. 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 the Cranstonâ€™s Community Hall up the hill which has a splash park, skate park, hockey rink, tennis courts & so much more. This home has it all â€“ donâ€™t miss out. Call to book your showing today!

Built in 2020

Essential Information

MLS® #	A2176762
Price	\$824,900
Sold Price	\$813,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,076
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	18 Cranbrook Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B8

Amenities

Amenities	Clubhouse, Playground, Recreation Facilities, Racquet Courts, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Interior Lot, Landscaped, Rectangular Lot, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2024
Date Sold	November 16th, 2024
Days on Market	15
Zoning	R-G
HOA Fees	517.65
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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