



THE
A-TEAM

**RE/MAX
FIRST**

276 CRANBROOK Point, Calgary T3M2Y4

MLS®#: **A2119462**

Area: **Cranston**

Listing Date: **04/03/24**

List Price: **\$2,499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **8,815 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,325**

Low Sqft:

Ttl Sqft: **3,325**

DOM

43

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Rectangular Lot
Garage Faces Front,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stucco,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**

Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	15`8" x 7`0"
Living Room	Main	19`1" x 15`0"
Office	Main	10`2" x 11`7"
Laundry	Second	10`8" x 6`5"
Bedroom	Second	13`0" x 10`6"
Great Room	Second	15`11" x 12`0"
Game Room	Basement	15`0" x 28`0"

Room	Level	Dimensions
Kitchen	Main	19`2" x 13`6"
Dining Room	Main	15`11" x 15`0"
Mud Room	Main	10`1" x 7`0"
Bedroom	Second	10`7" x 12`9"
Bedroom - Primary	Second	24`6" x 15`7"
Bedroom	Basement	12`7" x 11`7"
Family Room	Basement	18`5" x 14`9"

Furnace/Utility Room
5pc Ensuite bath
4pc Bathroom

Basement
Second
Basement

14`1" x 12`3"
9`10" x 16`1"
5`0" x 9`10"

2pc Bathroom
4pc Bathroom

Main
Second

5`5" x 5`7"
5`5" x 11`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

1812286

Remarks

Pub Rmks:

Immaculate, executive style, 4 bedroom home backing onto the Bow River, presents over 4400 sq ft of living space & modern design. The entire west side of this 2-story home capitalizes on spectacular views of the Bow River, environmental reserve, & the mountains, with the use of the Nanawall. The entire wall is windows & opens up to provide even more entertainment area. 10 ft ceilings on the main level, 9 ft on the upper level, & the WALK-OUT basement area. Open concept from the great room to the dining room area & kitchen. The show-stopping kitchen features custom cabinets to the ceiling, over 52k in upgraded stainless steel appliances, huge working island with waterfall quartz countertop & an eating bar. Appliances include Sub Zero fridge, Jen Air gas range, upgraded double ovens, convection microwave & dishwasher. Kinetico water softener system installed as well. Upgraded hardwood throughout the main level done in the farmyard plank design. Living room features a spectacular fireplace with floor-to-ceiling porcelain. Dining room area has plenty of room for a 12-person table. Walk-through pantry with coffee bar & quartz countertop. The back mud room is huge with an entrance to a 3-car garage that has epoxy flooring. The back entrance is a delight with a walk-in closet for plenty of coats & shoes. The half bath on the main is accented with an LED mirror, custom lighting & fixtures. The foyer area is huge & open-to-above. Gives a WOW effect when you walk in. Upstairs with an open staircase & 3 huge bedrooms including a massive master bedroom. Oversized windows give a spectacular view of the river & mountains. The Master has an attached room that can be used as a nursery, exercise room, den, or sitting area. The ensuite is incredible with a custom double shower & porcelain tile. Stand-alone therapeutic tub with jets, lights & heated seats. \$15K Double vanity features LED mirrors as well as custom lighting & upgraded fixtures. Luscious carpet upstairs with upgraded underlay. The bathrooms & laundry have porcelain tile. Walk-through closet with custom shelving to a laundry area that has quartz countertops as well as a walk-in closet for extra linen or storage. One other large bedroom features a walk-in closet as well. Downstairs to a walk-out basement done in the same luxury as the upstairs. One more bedroom down along with a huge rec room that faces the west side of the home to the Bow River. Goes out to a large patio area for more entertaining. Another fireplace downstairs needs to be finished. Another 4 pce bath downstairs with the same quality as above. The west-facing backyard is fully fenced with spectacular professional landscaping. Poured aggregate driveway & sidewalk along with aggregate stairs & patio out back. Central AC just installed. This property looks like a show home. These sellers have a flair for decorating and it shows.

Inclusions:
Property Listed By:

N/A
Diamond Realty & Associates LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











