



THE
A-TEAM

**RE/MAX
FIRST**

164 CRANBROOK Drive, Calgary T3M 2S7

MLS® #: **A2159426** Area: **Cranston** Listing Date: **08/22/24** List Price: **\$1,379,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **5,683 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,635**
 Low Sqft:
 Ttl Sqft: **1,635**

DOM

90
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Street Lighting,Yard Drainage,Private,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Attached,Oversized,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Electric,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Private Yard**

Construction: **Metal Siding ,Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`4" x 15`0"	Family Room	Lower	15`5" x 26`7"
Dining Room	Main	15`4" x 9`7"	Exercise Room	Lower	15`5" x 7`0"
Kitchen	Main	15`4" x 10`4"	Bedroom	Lower	11`6" x 11`0"
Bedroom - Primary	Main	15`2" x 13`11"	Bedroom	Lower	13`10" x 11`8"

4pc Ensuite bath
Storage
4pc Bathroom

Main
Lower
Main

10`3" x 6`0"

Bedroom
Laundry
4pc Bathroom
Legal/Tax/Financial

Main
Main
Lower

12`6" x 10`0"
8`7" x 10`0"

Title:
Fee Simple
Legal Desc:

1711113

Zoning:
R-1

Remarks

Pub Rmks:

STUNNING ESTATE BUNGALOW | BACKING ONTO THE ESCARPMENT | FULLY DEVELOPED BASEMENT. Nestled in a serene location, this fabulous custom bungalow is loaded with upgrades & offers a total of 4 bedrooms in over 3000 sqft of developed living space. This home has gorgeous curb appeal...the maintenance free acrylic stucco, combined with the extensive stonework and accented with the metal siding & custom garage doors combine to create a striking exterior design! The interior of this home is equally impressive...dramatic high ceilings, clean lines, and modern & elegant finishings throughout! The open concept floor plan is bright, spacious & functional...finished with Haro engineered wood flooring, the living, dining & kitchen areas blend together seamlessly; the central kitchen showcases designer full height cabinetry, high end stainless steel appliances, & a huge waterfall island...while also incorporating a tech station! The dining area features a custom built-in hutch that includes an integrated wine/beverage fridge. The living room is fabulous...finished with an incredible full height, tile & stone faced gas fireplace, & a wall of windows that look out to the professionally landscaped yard & escarpment...plus the room is filled with an abundance of natural light & has a garden door that opens to the private patio! The Master bedroom is tranquil & refined with an ensuite featuring dual sinks, under cabinet lighting, in-floor heat & large custom tiled shower with 10mm glass...plus a huge walk-in closet with built-in shelving. This main level also offers a second bedroom (currently a den), full 4pc bathroom & a laundry room! Professionally finished by the builder, the lower level is host to a large open family/media room that is wired for 7.2 surround sound, a home gym area (also pre-wired for sound), 2 additional bedrooms, a full bathroom with in-floor heat plus a nice sized storage room (an unfinished wine room). Outside, you will love the meticulously landscaped yard...subsurface back to front ground water drainage system; irrigation for all lawn, planters, trees & beds; exposed aggregate driveway, walkways, steps & a concrete & stone sunken patio with built-in gas firetable; privacy screens plus a gate in your fence offering direct access to the escarpment & walking trails. **OTHER FEATURES:** triple glaze metal clad windows, metal over-sized garage doors with side-drive motors & security systems, garage is plumbed & wired for overhead gas heater & has 13' ceiling height, 4 zones of wifi lighting control (2 exterior, 2 interior), Arlo doorbells (front & rear), 3 audio zones on the main level with in-ceiling speakers, built-in closets throughout, upgraded Rift Oak cabinetry, extensive wall tile detail in kitchen & baths...and so much more! Just steps to enjoy the walking paths winding through Riverstone, along the river & through Fish Creek Park, nearby parks with playgrounds...plus great access to all the nearby amenities!!

Inclusions:
Property Listed By:

In-ceiling speakers, Gas fire table, 2 Arlo doorbells, 2 black cabinets in mechanical room (contents not included)
eXp Realty

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











