



THE
A-TEAM

**RE/MAX
FIRST**

48 CRANBROOK Manor, Calgary T3M 3K6

MLS® #: **A2164627** Area: **Cranston** Listing **09/13/24** List Price: **\$919,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$5k, 27-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2021** Abv Sqft: **2,473**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,456 sqft** Ttl Sqft: **2,473**
 Lot Shape:

DOM

99
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Access:
 Lot Feat: **Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Composite Siding**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	21`11" x 8`11"	Living Room	Main	20`6" x 13`6"
Kitchen	Main	15`2" x 12`6"	2pc Bathroom	Main	0`0" x 0`0"
Bonus Room	Upper	15`9" x 12`9"	Laundry	Upper	6`3" x 5`1"
Bedroom - Primary	Upper	13`4" x 12`10"	Bedroom	Upper	12`1" x 10`11"
Bedroom	Upper	11`11" x 10`5"	4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Lower	0`0" x 0`0"
Game Room	Lower	33`2" x 15`4"	Bedroom	Basement	12`5" x 9`11"

Title:
Fee Simple
Legal Desc:

2110047

Zoning:
R-G

Remarks

Pub Rmks: **Located in the sought-after community of Cranston Riverstone, this meticulously maintained property offers over 3,600 sq. ft. of upgraded living space. Just a few hundred meters from the Bow River and steps away from the Bow River Pathway, this immaculate home is perfectly positioned for those who appreciate nature and convenience. Featuring 3+1 bedrooms, 3.5 bathrooms, and a separate entrance to the fully finished basement—completed by the builder—this home is designed for both luxury and practicality. The basement also includes a wet bar rough-in, ideal for future customization. On the main floor, the open concept layout is highlighted by a chef's dream kitchen with upgraded two-tone, full-height cabinetry, a 9-foot quartz island with breakfast bar, and a built-in pantry for easy access from the mudroom and garage. The living area boasts a wall of windows that flood the space with natural light, leading to a large, northwest-facing backyard. The upgraded luxury vinyl plank flooring adds a modern touch throughout. Upstairs, you'll find a spacious bonus room and a primary suite with a 5-piece ensuite featuring quartz countertops, a double vanity, a soaker tub, and a separate tiled shower. Two additional bedrooms, each with vaulted ceilings and walk-in closets, complete this level, along with a laundry room equipped with an upgraded washer and dryer. The fully developed basement includes a large recreation room, an additional bedroom, and a 4-piece bathroom, as well as ample storage space with two furnaces and a hot water tank. The separate entrance offers potential for flexibility and privacy. This elegant home is located in a vibrant, family-friendly community close to the YMCA, schools, parks, shopping, and scenic walking and bike paths. It's the perfect property for those seeking a luxurious lifestyle in one of Calgary's finest neighborhoods. Don't miss out on this incredible opportunity—call now to book your private viewing.**

Inclusions: **N/A**
Property Listed By: **KIC Realty**

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









