



THE
A-TEAM

**RE/MAX
FIRST**

48 CRANBROOK Manor, Calgary T3M 3K6

MLS® #: **A2164627**

Area: **Cranston**

Listing Date: **09/13/24**

List Price: **\$925,000**

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: **4,456 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,473**
Low Sqft:
Ttl Sqft: **2,473**

DOM

6
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick, Composite Siding**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
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
Dining Room	Main	21`11" x 8`11"
Kitchen	Main	15`2" x 12`6"
Bonus Room	Upper	15`9" x 12`9"
Bedroom - Primary	Upper	13`4" x 12`10"
Bedroom	Upper	11`11" x 10`5"
5pc Ensuite bath	Upper	0`0" x 0`0"
Game Room	Lower	33`2" x 15`4"

Room	Level	Dimensions
Living Room	Main	20`6" x 13`6"
2pc Bathroom	Main	0`0" x 0`0"
Laundry	Upper	6`3" x 5`1"
Bedroom	Upper	12`1" x 10`11"
4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"

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









