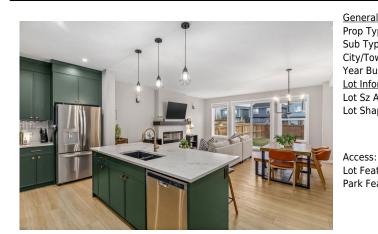


72 CRANBROOK Manor, Calgary T3M 3K6

A2173856 10/18/24 List Price: **\$799,000** MLS®#: Area: Cranston Listing

Status: Active Calgary Change: -\$900, 11-Nov Association: Fort McMurray County:

Date:



General Information

Prop Type: Residential Sub Type: Detached

City/Town: Year Built: 2022 Lot Information

Lot Sz Ar: Lot Shape:

Calgary

3,842 sqft

Low Sqft: Ttl Sqft: 1,822

Abv Saft:

Finished Floor Area

1,822

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

33

Ttl Park: 4 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Lot Feat: Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot, Zero Lot Line

Park Feat: Double Garage Attached, Driveway, Insulated

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air

Sewer:

Ext Feat: **BBQ** gas line

Cement Fiber Board, Stone, Wood Frame

Flooring:

Carpet, Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Built-In Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Int Feat: **Utilities:**

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`1" x 5`1"	Dining Room	Main	6`5" x 19`5"
Kitchen	Main	17`1" x 8`11"	Living Room	Main	11`8" x 19`5"
4pc Bathroom	Upper	4`11" x 8`2"	4pc Ensuite bath	Upper	13`5" x 11`5"
Bedroom	Upper	9`1" x 11`8"	Bedroom	Upper	8`11" x 13`8"
Bonus Room	Upper	10`9" x 11`9"	Bedroom - Primary	Upper	13`5" x 11`5"
			1 1		

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **2110047**

Remarks

Pub Rmks:

Welcome to this stunning 3-bedroom home in the serene community of Cranston's Riverstone, where luxury meets nature. This meticulously upgraded home boasts a fully equipped, moody-themed kitchen with extended height cabinetry, a mosaic tile backsplash, high-end stainless steel appliances, including a gas cooktop, range hood, built-in microwave, and oven. The spacious kitchen island, adorned with quartz countertops and a silgranit sink complete with a garburator, is perfect for entertaining. The large walk-through pantry leading to the mudroom add both style and function to this elegant space. The bright and airy living room is highlighted by large windows and sliding patio doors, flooding the space with natural light. Enjoy cozy evenings by the electric fireplace, and note the convenient separate entrance to the basement, offering future development potential. Throughout the main floor, you'll find beautiful luxury vinyl plank flooring and open spindle railing, adding a modern touch. Upstairs, relax in the spacious bonus room or unwind in one of the three generously sized bedrooms. The luxurious primary suite features a customized ensuite with a soaker tub, fully tiled shower, quartz countertops, water closet and a walk-in closet. A convenient laundry room and an upgraded 4-piece bathroom complete the upper level. Step outside to the large, fully fenced backyard, featuring a spacious deck and low-maintenance landscaping—ideal for outdoor living. Nestled in the heart of Cranston's Riverstone, this home is just steps from the Bow River and an extensive pathway system. Surrounded by green spaces, parks, and playgrounds, this community offers endless opportunities for outdoor recreation. Nearby schools and amenities make this the perfect location for families seeking both luxury and convenience.

Inclusions: TV Mount(s)
Property Listed By: Charles

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

