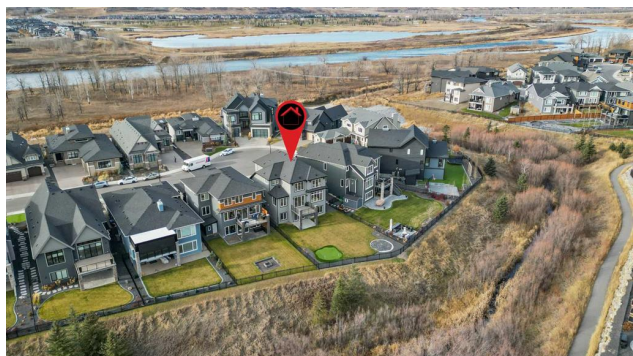




232 CRANBROOK Point, Calgary T3M 2Y4

MLS®#: **A2178548** Area: **Cranston** Listing **11/14/24** List Price: **\$1,425,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **7,351 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,854**
 Low Sqft:
 Ttl Sqft: **2,854**

DOM

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

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind,Irregular Lot**
 Park Feat: **Driveway,Front Drive,Garage Faces Front,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Wine Refrigerator**
 Int Feat: **Beamed Ceilings,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`6" x 13`5"	Kitchen	Main	18`6" x 12`6"
Pantry	Main	6`1" x 3`9"	Dining Room	Main	13`0" x 12`5"
Foyer	Main	9`9" x 9`8"	Mud Room	Main	17`1" x 7`9"
Den	Main	12`0" x 8`8"	2pc Bathroom	Main	7`4" x 3`0"
Bonus Room	Second	16`10" x 13`5"	Bedroom - Primary	Second	16`7" x 12`7"
Walk-In Closet	Second	9`6" x 7`6"	5pc Ensuite bath	Second	17`4" x 16`9"
Bedroom	Second	12`6" x 11`1"	Bedroom	Second	12`6" x 11`0"
Laundry	Second	7`2" x 7`0"	4pc Bathroom	Second	9`8" x 5`7"
Family Room	Basement	16`2" x 13`6"	Game Room	Basement	20`0" x 15`1"

Bedroom
Storage
Furnace/Utility Room

Basement
Basement
Basement

11`8" x 10`4"
13`5" x 12`0"
9`3" x 8`6"

Other
4pc Bathroom

Basement
Basement

6`4" x 4`8"
9`1" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812286

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this immaculate 2022-built home in Cranston, just minutes from the Bow River. Tucked away in a private cul-de-sac, this luxurious residence offers the perfect balance of elegance and comfort. With walking and biking paths just steps away, it provides easy access to outdoor adventures while offering a peaceful retreat. The main level features an open-concept design with 10ft ceilings and an abundance of natural light. A spacious living room, with a stone gas fireplace and custom built-ins, overlooks the expansive backyard and green space. The chef's kitchen is a standout, with marble countertops, a large island, a backsplash that extends to the ceiling, and premium SS appliances. A walk-in butler's pantry with an additional coffee bar offers ample storage and prep space. The adjacent dining room opens to a generous deck, complete with a gas line for your BBQ. The main floor also includes a stylish office/den, perfect for working from home, and a powder room. Wide-plank engineered hardwood floors, and a large mudroom with direct access to the triple-car garage add to the home's functionality. Upstairs, you'll find 9ft ceilings and plush carpeting throughout. A raised bonus room with floor-to-ceiling windows offers stunning views of the surrounding green space. The master suite is a true retreat, with coffered ceilings, incredible views, motorized blinds, and a luxurious spa-inspired ensuite featuring dual vanities, quartz counters, a freestanding soaker tub, dual-head shower, rain shower, and walk-in closet with built-in organizers. Two additional spacious bedrooms are served by a 4-piece bathroom. The second-floor laundry room provides ample storage and convenience. The fully finished walk-out basement is a highlight, with large windows and 9ft ceilings. The expansive rec room includes a wet bar, wine fridge, coffered ceilings & motorized blinds. Wired for sound, it's perfect for movie nights or entertaining guests. Step outside to the large patio, complete with space for a fire pit & a putting green. The basement also includes a full bathroom and additional storage. This home is equipped with a Sonos sound system throughout, a Kinetico water system with reverse osmosis, water softener, and an HRV system for ultimate comfort. The triple-car garage is pre-wired for an electric vehicle charger. The home is equipped with A/C on both the main and upper levels and has two zones for heating & cooling control ensuring year-round comfort. Close to top-rated schools such as Cranston School and St. Cecilia School, this home is ideal for families. Older students will enjoy proximity to Fish Creek Provincial Park and some of Calgary's best high schools. Minutes away from the Bow Valley Rancho Restaurant, Chairman's Steakhouse and in Seton, you'll find the popular Starbelly. Nearby coffee shops and grocery options include Starbucks, Tim Hortons, Sobeys, and the Seton Superstore. With its impeccable finishes, prime location, and modern design, this home is a rare find!

Inclusions:
Property Listed By:

n/a
Century 21 Bamber Realty LTD.

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



