

256 CRANBROOK Drive, Calgary T3M 2S7

MLS®#: **A2184954** Area: **Cranston** Listing Date: **01/01/25** List Price: **\$1,369,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **6,017 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,645**
 Low Sqft:
 Ttl Sqft: **1,645**

DOM

9
Layout
 Beds: **3 (1 2)**
 Baths: **4.0 (4 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Lawn,Gentle Sloping,Landscaped,Rectangular Lot**

Park Feat:

Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit,Lighting,Private Yard,Rain Gutters**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer,Water Purifier,Water Softener,Window Coverings**
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Smart Home,Vinyl Windows,Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`4" x 10`3"
Dining Room	Main	10`8" x 8`4"
Laundry	Main	8`0" x 7`6"
Pantry	Main	7`10" x 4`0"
5pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Lower	13`1" x 13`3"

Room	Level	Dimensions
Great Room	Main	16`4" x 11`2"
Bedroom - Primary	Main	13`6" x 13`6"
Mud Room	Main	11`8" x 7`4"
Office	Main	10`2" x 8`2"
Game Room	Lower	22`2" x 24`11"
Bedroom	Lower	15`6" x 9`10"

Hobby Room
3pc Bathroom

Lower
Lower

12`11" x 13`6"
0`0" x 0`0"

3pc Ensuite bath
3pc Bathroom
Legal/Tax/Financial

Lower
Main

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

1812494

Zoning:
R-G

Remarks

Pub Rmks:

Modern Farmhouse bungalow in the estates of Riverstone! This beautiful Estate bungalow sits in the north east corner of Riverstone with a natural reserve setting behind it and a beautiful park directly to the west! Walk into the home and you will immediately see the meticulous modern farmhouse feel! Beautiful engineered hardwood floors and high 10 foot ceilings lead you down the hallway past an office, FULL 3pc bathroom and mudroom/laundry room towards the breathtaking design of the Kitchen and Butler's pantry. The Kitchen has been upgraded with black stainless appliances, granite countertops, beautiful upgraded lighting, and herringbone backsplash . The open concept of the main floor was designed for entertaining. Out the immediate rear of the home you will find a completely covered deck that is also screened in with remote control. Back inside you will also find the Master retreat boasting a stunning five piece ensuite and walk-in closet. The downstairs is completely finished with a great rec/games room, hosting a wet bar and full surround sound installed for those enjoyable family times. One of the bedrooms downstairs has a full three-piece ensuite. The other bedroom and as of right now hobby room that could easily be converted to a fourth bedroom is supplied with another three-piece bathroom. The backyard is fully irrigated with Drippers in raised flower beds, gravel pad laid out for a future shed, beautiful lawn, stone pathways to a fire pit and an exposed aggregate pad with a beautiful hot tub and it also hosts a putting green for a little extra pleasure! This property is extremely quiet only having one neighbor. You will get beautiful sunsets to the west with no Neighbour only a well-maintained park and of course the environmental reserve with lots of walking and bike paths behind you. This is a must see property hope you enjoy it.

Inclusions:
Property Listed By:

second dishwasher, Hot Tub.
RE/MAX Landan Real Estate

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













