



THE
A-TEAM

**RE/MAX
FIRST**

124 CRANBROOK View, Calgary T3M 1W5

MLS® #: **A2187449**

Area: **Cranston**

Listing Date: **01/14/25**

List Price: **\$1,595,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **2,708**
Low Sqft:
Ttl Sqft: **2,708**

Lot Information

Lot Sz Ar: **15,941 sqft**
Lot Shape:

DOM

8

Layout

Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Landscaped,Pie Shaped Lot
220 Volt Wiring,Front Drive,Heated Garage,Insulated,Oversized,Plug-In,Private Electric Vehicle Charging
Station(s),Quad or More Attached,Secured**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`11"	Foyer	Main	7`10" x 7`5"
Kitchen	Main	16`0" x 13`3"	Dining Room	Main	12`2" x 13`3"
Living Room	Main	33`6" x 19`5"	Bedroom - Primary	Main	16`3" x 14`8"
5pc Ensuite bath	Main	14`2" x 12`5"	Laundry	Main	7`2" x 6`2"
Mud Room	Main	7`2" x 8`8"	Bedroom	Upper	12`7" x 14`8"

Loft	Upper	16`10" x 15`7"	3pc Bathroom	Upper	6`9" x 9`2"
Bedroom	Basement	12`5" x 12`8"	3pc Bathroom	Basement	8`4" x 7`10"
Bedroom	Basement	11`2" x 12`8"	Game Room	Basement	29`5" x 16`1"
Den	Basement	10`11" x 16`0"	Sunroom/Solarium	Basement	15`4" x 16`3"
Furnace/Utility Room	Basement	17`3" x 18`5"	Media Room	Basement	16`5" x 15`9"
Office	Main	14`1" x 14`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **1113018**

Remarks

Pub Rmks: **Nestled in the prestigious community of Riverstone in Cranston, this stunning estate home offers unparalleled luxury and sophistication in its over 4,600 sq feet of living space. Situated on one of the largest lots in the neighbourhood on a quiet cul-de-sac, backing onto tranquil green space & walking paths, the exterior sets the tone with exquisite stone detailing and a striking oversize quad-attached heated garage - most likely the largest in the area at almost 1400 Sq ft. It can hold 8 cars, complete with ample storage, an EV charger, floor drains and wash bay and with 13 foot ceilings it offers the ability to also install hoists for additional storage. Step inside to be greeted by a grand foyer featuring an open-riser spiral staircase, providing a breathtaking architectural focal point. The open-to-above design creates a sense of spaciousness, leading seamlessly into the central living room - a haven of comfort, perfectly positioned next to the gourmet kitchen, which boasts granite countertops, top-of-the-line stainless steel appliances, and a generous central island with additional storage. A walk-in pantry offers additional storage for all your culinary essentials along with power outlets to hide appliances. The adjacent dining room overlooks the backyard and upper dec. On the main floor, the luxurious primary bedroom offers a serene retreat. The 5-piece ensuite is truly spa-like, featuring dual vanities, an oversized shower with unique tile detail, and a deep soaker tub. The large walk-in closet provides ample space for all your wardrobe needs. Completing the main level is a convenient mudroom & laundry area with direct access to the garage. The upper floor is home to a versatile loft space, perfect for a home office or reading nook, as well as a 2nd bedroom & 3-piece bathroom. The lower level is an entertainer's dream, with a sprawling open recreation room, complete with a sleek bar area, ideal for hosting gatherings. The adjacent den opens to an enclosed sunroom, drenched in natural light, making it a perfect spot to relax year-round. This level also features two additional well-appointed bedrooms and a 3-piece bathroom. On the opposite side, you'll find a dedicated office, state-of-the-art theatre room & plenty of additional storage space to keep everything organized. The outdoor space is just as impressive, with a professionally landscaped low-maintenance backyard that features a variety of trees, twin decks, one for dining and one for dipping your toes in the pond and fountain. A robot mower and irrigation ensures yard work is kept to a minimum. Whether you're entertaining guests or enjoying a quiet evening under the stars, the backdrop of green space & pathways creates a serene & private atmosphere. This Riverstone home offers the ultimate combination of luxurious living, thoughtful design & a prime location. Don't miss the opportunity to own this exquisite property, where every detail has been carefully curated to offer both comfort & elegance.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX First**

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











