

\$875,000 - 48 Cranbrook Manor Se, Calgary

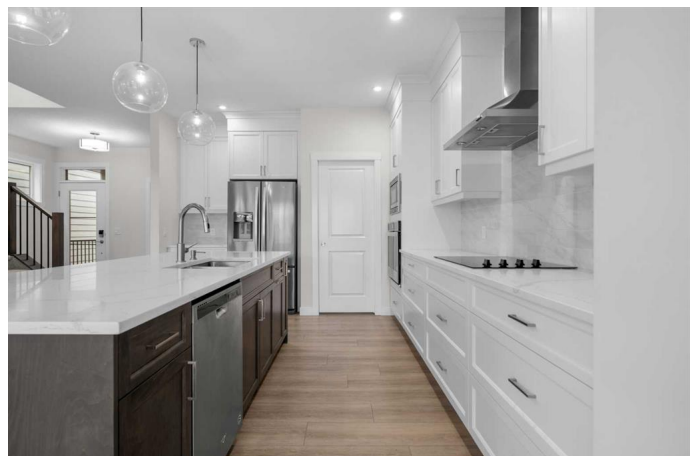
MLS® #A2188507

\$875,000

4 Bedroom, 4.00 Bathroom, 2,473 sqft
Residential on 0.10 Acres

Cranston, Calgary, Alberta

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.

Built in 2021

Essential Information

MLS® #	A2188507
Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,473
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	48 Cranbrook Manor Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K6

Amenities

Amenities	None
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Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

Exterior

Exterior Features	Private Yard
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 17th, 2025
Days on Market	55
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	KIC Realty
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