

# \$1,259,900 - 164 Cranbrook Drive Se, Calgary

MLS® #A2199187

**\$1,259,900**

4 Bedroom, 3.00 Bathroom, 1,584 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

Experience luxury living in one of Cranston's most exclusive locations! This 2018 BAYWEST custom designed 4-bedroom estate BUNGALOW offers over 2800+ sq. ft. of developed space. Featuring striking curb appeal with ACRYLLIC STUCCO, CUSTOM STONework AND UNIQUE GARAGE DOORS. LANDSCAPED yard with IRRIGATION, and a SUNKEN PATIO with a GAS FIRE TABLE. Inside, enjoy dramatic high 14 FOOT CEILINGS, HARO ENGINEERED HARDWOOD FLOORING, a WATERFALL ISLAND, and a full-height STONE FIREPLACE. The primary bathroom ensuite boasts IN FLOOR HEATING and a CUSTOM SHOWER. The expansive lower level includes a FLEX/ENTERTAINMENT ROOM wired for BLUETOOTH 7.2 surround sound, a HOME GYM, two large bedrooms, and generous storage. Additional highlights: TRIPLE PANE WINDOWS, WIFI LIGHTING AND A UNFINISHED WINE ROOM/STORAGE AREA. Steps from Fish Creek Park, river pathways, parks, and top-rated schools "luxury and convenience at its finest!"

Built in 2018

## Essential Information

MLS® #	A2199187
Price	\$1,259,900
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,584
Acres	0.13
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	164 Cranbrook Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S7

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Bookcases, Jetted Tub, Wired for Data, Wired for Sound, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Window Coverings, Central Air Conditioner, Built-In Gas Range, Microwave, Range Hood, Washer/Dryer, Water Softener
Heating	In Floor, Forced Air, Natural Gas, Electric, High Efficiency, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room
Has Basement	Yes

Basement	Full, Finished, Walk-Up To Grade
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## Exterior

Exterior Features	Garden, Lighting, Private Yard, Barbecue, BBQ gas line, Fire Pit
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Backs on to Park/Green Space, Few Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	100
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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