

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

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

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

## Additional Information

Date Listed	March 11th, 2025
Days on Market	145
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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