



**GRASSROOTS**  
REALTY GROUP

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**224 Cranbrook Drive SE**  
**Calgary, Alberta**

**MLS # A2254163**



**\$1,499,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,083 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Features:** Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Refrigerator, Built-In Oven, Built-in Microwave, All Window Coverings, Washer, Dryer, Dishwasher, Counter Top Stove, Security Cameras, (2) Garage Door Openers with (2) Controls, 2 TV'S, 2 TV Mounts, Freezer

Welcome to 224 Cranbrook Drive SE, a stunning executive 2-storey with 4 bedrooms and 5 bathrooms, backing onto a peaceful reserve in desirable Cranston. This bright open floor plan features a chef's kitchen with central island, stainless steel appliances, new refrigerator, and new stove, and butler's pantry, open to a spacious great room with cozy fireplace, a large dining room, and oversized sliding doors leading to a huge patio and outdoor living space. A private office and spacious mudroom with built-in lockers add everyday convenience. Upstairs offers a bonus room with vaulted ceilings and reserve views, plus three bedrooms including a luxurious primary retreat with walk-in closet and spa-inspired 5-pc ensuite with soaker tub and separate shower that flows into a huge laundry room with sewing or office space. Two additional bedrooms each feature walk-in closets and private ensuites. The fully developed basement extends your living space with a large rec room, wet bar, full bath, and an additional bedroom with walk-in closet. Outdoor living shines with a deck and patio, all backing onto tranquil green space. Pride of ownership is evident throughout, with additional highlights including a triple attached garage with built-ins, smart home access, dual furnaces, humidifier, and efficient hot water. Exceptional value and an excellent family home that blends elegance, comfort, and location!