



GRASSROOTS
REALTY GROUP

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224 Cranbrook Drive SE
Calgary, Alberta

MLS # A2266752



\$1,429,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,083 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Driveway, Garage Faces Front, Insulated, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	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: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

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

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings

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!