



**GRASSROOTS**  
REALTY GROUP

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**13 Cranbrook Close SE**  
**Calgary, Alberta**

**MLS # A2281624**



**\$829,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,128 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** TV on the main floor will stay. Other TVs are not included. Some furniture are negotiable with the right offer.

Welcome to this Brookfield built, FULLY DEVELOPED and AIR CONDITIONED family home offering over 2,800 SQ FT of refined living space with 4 Bedrooms, 3.5 Bathrooms, 1 Office/Den, perfectly positioned on a QUIET CUL DE SAC with a bright WEST FACING BACKYARD, a dramatic VAULTED CEILING BONUS ROOM, and an EAST FACING LARGE COVERED BALCONY for elevated outdoor experience. Enjoy a DOUBLE ATTACHED GARAGE, a NEWER DECK (2024), and meaningful upgrades including a NEWER ELECTRIC COOKTOP (2024), UPGRADED HIGH POWER RANGE HOOD (2024), and a 220V EV CHARGER READY setup (2024) already installed (Tesla box not included), all minutes to BOW RIVER, Walking Trails, Parks, Play Grounds, DEERFOOT TRAIL, STONEY TRAIL, Shopping, Dining, YMCA and the SOUTH HEALTH CAMPUS. Step inside to a sleek, open concept main floor featuring durable LAMINATE PLANK FLOORING, LARGE WINDOWS, and a layout designed for effortless entertaining and everyday comfort. The chef inspired kitchen is a true showpiece with BUILT IN OVEN & MICROWAVE, QUARTZ COUNTERTOPS, and a spacious WALK IN PANTRY, flowing seamlessly into the dining and living areas. A convenient POWDER ROOM and functional MUDROOM complete the main level. Outside, a NEWER DECK and Low Maintenance FENCED Backyard provide a great Family Outdoor Entertaining Space or a Dog Run Area. Upstairs, the VAULTED CEILING BONUS ROOM opens to the EAST FACING COVERED BALCONY, creating a rare indoor outdoor retreat. Two Large Crawl-In Storage Spaces with Doors is definitely a BONUS! You'll also find THREE GENEROUS BEDROOMS, TWO FULL BATHS, and UPSTAIRS LAUNDRY. The primary suite offers KING SIZE comfort, a WALK IN

CLOSET, and a spa inspired ensuite with GLASS ENCASED SHOWER with floor to ceiling tile, SOAKER TUB, DUAL VANITY with undermount sinks, and QUARTZ finishes. The FULLY DEVELOPED BASEMENT expands your lifestyle with a stylish WET BAR, Family Room, Bedroom, FULL BATH, and dedicated OFFICE SPACE, complemented by Extra Large Windows for impressive natural light. A standout home that blends design, function, and location. Book your showing today before it is gone!