



**35 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2294984



\$725,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,782 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, See Remarks, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape		

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

Features: Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance

Inclusions: Light Fixtures

Built by Trico, this meticulously maintained two storey offers a rare combination of thoughtful design and exceptional storage throughout, creating a highly functional home from top to bottom. With a fully developed walkout basement and west facing backyard, this property is both practical and refined. The exterior showcases Hardie board siding and stonework, delivering strong curb appeal with lasting quality. Inside, laminate flooring extends through the main level and basement, complemented by upgraded lighting and window coverings throughout. The open concept main floor is anchored by a clean, modern white kitchen featuring granite countertops, subway tile backsplash, stainless steel appliances, range hood fan, a large island with seating, and extensive cabinetry along with a walk through pantry that enhances both storage and everyday convenience. The dining area opens onto an upgraded 12x12 patio, with a covered space below off the walkout level for additional outdoor living. The living room is bright and comfortable with west exposure and electric blinds, while the front attached single garage has been configured to maximize storage. A powder room completes the main floor. Upstairs, the primary suite offers a well organized walk in closet and a spacious five piece ensuite. A central bonus room provides separation and flexibility, with two additional bedrooms and a four piece bathroom located at the opposite end. Upper level laundry adds to the home's efficiency. The fully developed walkout basement extends the living space with a three piece bathroom featuring in floor heating, along with enhanced soundproofing in both the ceiling and flooring, ideal for media, guests, or a quiet retreat or "Man Cave". The west facing backyard is designed for low maintenance and year round enjoyment, complete with a covered patio,

storage shed, and optional hot tub. Central air conditioning ensures comfort through the summer months. Well located in Cranston, close to pathways, parks, and everyday amenities.