



**1104 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2304680



\$1,595,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,272 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Garage Door Opener, Insulated, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Juke Music System, CCTV Camera System

5 BEDROOMS | TRIPLE CAR GARAGE | WALK OUT BASEMENT | BACKS TO GREEN SPACE | OPEN HOUSE SUN, APR 26, 2 - 4PM Enjoy upscale living in this beautifully designed home with over 4,400 sq. ft. of living space. Set on a fully landscaped walkout lot backing onto a peaceful pond, walking paths, and a natural reserve, it offers a quiet setting while still being close to the Bow River and everyday amenities. Built by Baywest Homes, this property blends style, comfort, and income potential. Inside, you'll find wide-plank hardwood floors, 9-foot ceilings, and 8-foot doors that create a bright, open feel. The main floor is perfect for entertaining, featuring a well-equipped kitchen, private office, and large windows with stunning pond views. The all-season deck is designed for year-round use, complete with glass railings, heating panels, and remote screens—perfect for relaxing or hosting guests. Upstairs offers a spacious primary suite with a walk-in closet and ensuite, along with well-sized secondary bedrooms, including one with its own bathroom. Laundry is also conveniently located on this level. The walkout basement includes a fully self-contained legal suite with a private entrance, two bedrooms, kitchenette, laundry, and patio—ideal for guests or rental income. Close to nature, schools, shopping, and major routes, this home offers a great balance of comfort and convenience.