



**48 Cranbrook Manor SE
Calgary, Alberta**

MLS # A2140860



\$929,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,499 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

This meticulously maintained property in a prime location offers OVER 3600 SQ FEET of UPGRADED living space is a few hundred meters away from the BOW RIVER and steps away from the BOW RIVER PATHWAY. This immaculate home has 3+1 bedrooms, 3.5 bathrooms, SEPARATE ENTRANCE to FULLY FINISHED BASEMENT completed by builder, bonus room, 2nd floor laundry room, a double garage with a man door and is located on a quiet street. The main floor has an open floor plan with a CHEF'S DREAM KITCHEN, dining area, huge Living room with doors to a large north facing back yard. The wall of windows from ceiling to floor bathes the space in natural light. Kitchen has upgraded two tone full height cabinets, a 9 FOOT UPGRADED QUARTZ ISLAND with BREAKFAST BAR, Fridge, electric cooktop, built-in oven, pull out bins. A walk through pantry makes it a breeze bringing in groceries from the garage through the mudroom. A coat closet and a 2 pc bath complete this level. Upgraded Luxury vinyl plank throughout the main floor. Up the spindle staircase leads you to a BONUS ROOM perfect for family nights. Large south facing Primary bedroom with spacious walk in closet and HUGE 5 piece ENSUITE with UPGRADED Quartz counters, double vanity, soaker tub, separate tiled shower. Two large bedrooms with vaulted ceilings, each with a walk in closet and upgraded windows. Main bathroom with QUARTZ counters, sink, toilet and 4 piece bath. A laundry room with upgraded washer and dryer adds further functionality to this level. SEPARATE ENTRANCE to the FULLY developed basement built by Brookfield homes, has a LARGE REC ROOM, spacious bedroom, 4 piece bath and a mechanical room with 2 furnaces, hot water tank and lots of storage. Perfect for the family looking for an ELEGANT HOME in a vibrant family COMMUNITY with

proximity to the YMCA, theatre, schools, shopping, parks and a network of scenic walking and bike paths. Call now to book your private viewing.