



**164 Cranbrook Drive SE
Calgary, Alberta**

MLS # A2142880



\$1,399,900

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,635 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Oversized, See Remarks		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscaping		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: In-ceiling speakers, Arlo cameras, Gas firetable

STUNNING ESTATE BUNGALOW | BACKING ONTO THE ESCARPMENT | FULLY DEVELOPED BASEMENT | Nestled in a serene location, this fabulous home, a fully developed custom bungalow is loaded with upgrades & offers a total of 4 bedrooms in over 3000 sqft of developed living space. This home has gorgeous curb appeal...the maintenance free acrylic stucco, combined with the extensive stonework and accented with the metal siding & custom garage doors combine to create a striking exterior design! The interior of this home is equally impressive...dramatic high ceilings, clean lines, and modern & elegant finishings throughout! The open concept floor plan is bright, spacious & functional...finished with Haro engineered wood flooring, the living, dining & kitchen areas blend together seamlessly; the central kitchen showcases designer full height cabinetry, high end stainless steel appliances, & a huge waterfall island...while also incorporating a tech station! The dining area features a custom built-in hutch that includes an integrated wine/beverage fridge. The living room is fabulous...finished with an incredible full height, tile & stone faced gas fireplace, & a wall of windows that look out to the professionally landscaped yard & escarpment...plus the room is filled with an abundance of natural light & has a garden door that opens to the private patio! The Master bedroom is tranquil & refined with an ensuite featuring dual sinks, under cabinet lighting, in-floor heat & large custom tiled shower with 10mm glass...plus a huge walk-in closet with built-in shelving. This main level also offers a second bedroom (currently used a den), full 4pc bathroom & a laundry room! Professionally finished by the builder, the lower level is host to a large open family/media room that is wired for 7.2 surround sound, a home gym area (also pre-wired for sound), 2 additional

bedrooms, a full bathroom with in-floor heat plus a nice sized storage room (an unfinished wine room). Outside, you will love the meticulously landscaped yard...subsurface back to front ground water drainage system; irrigation for all lawn, planters, trees & beds; exposed aggregate driveway, walkways, steps & a concrete & stone sunken patio with built-in gas firetable; privacy screens plus a gate in your fence offering direct access to the escarpment & walking trails. OTHER FEATURES: triple glaze metal clad windows, metal over-sized garage doors with side-drive motors & security systems, garage is plumbed & wired for overhead gas heater, 4 zones of wifi lighting control (2 exterior, 2 interior), Arlo doorbells (front & rear), 3 audio zones on the main level with in-ceiling speakers, built-in closets throughout, upgraded Rift Oak cabinetry, extensive wall tile detail in kitchen & baths...and so much more! Just steps to enjoy the walking paths winding through Riverstone, along the river & through Fish Creek Park, nearby parks with playgrounds...plus great access to all the nearby amenities!!