



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

164 Cranbrook Drive SE
Calgary, Alberta

MLS # A2199187



\$1,259,900

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,584 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	High Efficiency, In Floor, Electric, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Metal Siding , Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	N/A		

This is a 2018 BAYWEST Estate BUNGALOW. With ACRYLLIC STUCCO, CUSTOM STONEWORK AND UNIQUE GARAGE DOORS. LANDSCAPED yard with IRRIGATION. Inside you can enjoy 10 FOOT CELINGS, HARO German HARDWOOD Flooring, a WATERFALL ISLAND, and a full-height STONE FIREPLACE. The primary bathroom ensuite boasts IN FLOOR HEATING and a CUSTOM SHOWER. The expansive lower level includes a FLEX/ENTERTAINMENT ROOM wired for BLUETOOTH 7.2 surround sound, a HOME GYM, two large bedrooms, and generous storage. Steps from Fish Creek Park, river pathways, parks, and top-rated schools — luxury and convenience at its finest!