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## 164 Cranbrook Drive SE Calgary, Alberta

MLS # A2199187



\$1,259,900

Division:	Cranston		
Туре:	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, L		

**Heating:** High Efficiency, In Floor, Electric, Forced Air, Humidity Control, Natural Gas Water: Floors: Carpet, Ceramic Tile, Hardwood Sewer: Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Metal Siding, Stone, Stucco, Wood Frame 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 stunning 2018 Baywest Estate Bungalow blends craftsmanship, elegance, and comfort in every detail. The exterior showcases acrylic stucco, custom stonework, and distinctive garage doors that create incredible curb appeal. The professionally landscaped yard is equipped with a full irrigation system, making outdoor maintenance effortless. Inside, you're welcomed by soaring 10-foot ceilings and exquisite HARO German hardwood flooring throughout the main level. The open-concept kitchen features a striking waterfall island, premium finishes, and seamless flow into the living area highlighted by a full-height stone fireplace—perfect for entertaining or relaxing in style. The luxurious primary bedroom offers in-floor heating and a custom tiled shower, providing a spa-like retreat within your own home. Downstairs, the spacious lower level impresses with a flex or entertainment room wired for Bluetooth 7.2 surround sound, a dedicated home gym, two large bedrooms, and ample storage. Situated just steps from Fish Creek Park, river pathways, beautiful parks, and top-rated schools, this property offers the ideal combination of luxury, location, and lifestyle. Every feature has been thoughtfully designed for comfort and quality—making this Baywest bungalow a truly exceptional home.