

## 48 Cranbrook Manor SE Calgary, Alberta

MLS # A2188507



# \$899,999

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,473 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** NA

Located in the sought-after community of Cranston Riverstone, this meticulously maintained property offers over 3,600 sq. ft. of upgraded living space. Just a few hundred meters from the Bow River and steps away from the Bow River Pathway, this immaculate home is perfectly positioned for those who appreciate nature and convenience. Featuring 3+1 bedrooms, 3.5 bathrooms, and a separate entrance to the fully finished basement—completed by the builder—this home is designed for both luxury and practicality. The basement also includes a wet bar rough-in, ideal for future customization. On the main floor, the open concept layout is highlighted by a chef's dream kitchen with upgraded two-tone, full-height cabinetry, a 9-foot quartz island with breakfast bar, and a built-in pantry for easy access from the mudroom and garage. The living area boasts a wall of windows that flood the space with natural light, leading to a large, northwest-facing backyard. The upgraded luxury vinyl plank flooring adds a modern touch throughout. Upstairs, you'll find a spacious bonus room and a primary suite with a 5-piece ensuite featuring quartz countertops, a double vanity, a soaker tub, and a separate tiled shower. Two additional bedrooms, each with vaulted ceilings and walk-in closets, complete this level, along with a laundry room equipped with an upgraded washer and dryer. The fully developed basement includes a large recreation room, an additional bedroom, and a 4-piece bathroom, as well as ample storage space with two furnaces and a hot water tank. The separate entrance offers potential for flexibility and privacy. This elegant home is located in a vibrant, family-friendly community close to the YMCA, schools, parks, shopping, and scenic walking and bike paths. It's the perfect property for those seeking a luxurious lifestyle in one of Calgary's finest

neighborhoods. Don't miss out on this incredible opportunity&mdash;call now to book your private viewing.