



## 48 Cranbrook Manor Calgary Alberta

\$925,000

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...

Bedroom 12.42 Ft x 9.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 33.17 Ft x 15.33 Ft

Dining room 21.92 Ft x 8.92 Ft

Living room 20.50 Ft x 13.50 Ft

Kitchen 15.17 Ft x 12.50 Ft

Bonus Room 15.75 Ft x 12.75 Ft

Laundry room 6.25 Ft x 5.08 Ft

Primary Bedroom 13.33 Ft x 12.83 Ft

Bedroom 12.08 Ft x 10.92 Ft

Bedroom 11.92 Ft x 10.42 Ft

4pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
KIC Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

2pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft