



# 164 Cranbrook Drive Calgary Alberta

\$1,379,000

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 fu...

Family room 4.70 M x 8.10 M

Exercise room 4.70 M x 2.13 M

Bedroom 3.51 M x 3.35 M

Bedroom 4.22 M x 3.56 M

Storage 3.12 M x 1.83 M

4pc Bathroom Measurements not available

Dining room 4.67 M x 2.92 M

Kitchen 4.67 M x 3.15 M

Primary Bedroom 4.62 M x 4.24 M

4pc Bathroom Measurements not available

Bedroom 3.81 M x 3.05 M

Laundry room 2.62 M x 3.05 M

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

Listing Presented By:



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Living room 4.67 M x 4.57 M

4pc Bathroom Measurements not available