



## 32 Cranbrook Green Calgary Alberta

\$689,900

First time on the market, this stunning open-concept home boasts nearly 1,700 square feet of meticulously designed living space on an impeccably manicured, private deep lot. With central air conditioning and an attached front garage, this property ensures comfort and convenience. Upon entering, you'll be greeted by a spacious foyer that leads to the expansive kitchen, featuring stone countertops, kitchen island and a dining area. The inviting living room is perfect for cozy evenings, overlooking an amazing patio/deck area. The second level is thoughtfully designed, with a centrally located generous bonus room, positioned to offer additional space and privacy from the bedrooms. This floor also hosts the primary bedroom, complete with dramatic vaulted ceilings, with a well appointed 4 piece ensuite complete with a walk-in closet. There are also two additional bedrooms, a main bathroom, and a sizable laundry room. Finally, hidden away is the incredibly unique loft, a perfect getaway for the little ones to settle in with a book or a movie. The basement is designed to accommodate a home business, or large space for teenagers and kids, with plenty of room and separation. A full bathroom rough-in, and large storage area on this lower level adds extra convenience. The east-facing backyard, with its two-tiered deck, is perfect for relaxing and entertaining. Situated in a community rich with amenities, you'll enjoy access to walking paths, parks, playgrounds, and the nearby Bow River. Proximity to Seton provides ample shopping opportunities, the South Health Campus, and a VIP movie theater. The Cranston community center, complete with a water park and outdoor rink, adds to the appeal of this wonderful neighborhood. Book your showing today, and make this beautiful home yours. (id:6769)

4pc Bathroom 5.83 Ft x 8.25 Ft

4pc Bathroom 11.00 Ft x 4.92 Ft

Bedroom 9.58 Ft x 13.33 Ft

Bedroom 9.00 Ft x 16.92 Ft

Family room 13.67 Ft x 12.58 Ft

Laundry room 5.92 Ft x 6.75 Ft

Primary Bedroom 11.00 Ft x 14.17 Ft

Storage 14.00 Ft x 13.00 Ft

Other 7.67 Ft x 5.58 Ft

2pc Bathroom 4.83 Ft x 5.33 Ft

Dining room 7.83 Ft x 9.50 Ft

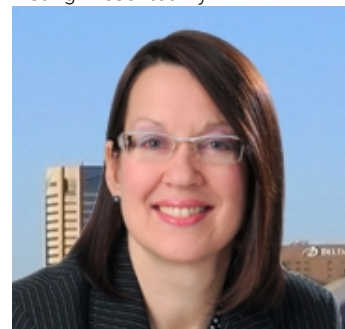
Foyer 7.58 Ft x 5.92 Ft

Kitchen 11.08 Ft x 12.08 Ft

Living room 18.58 Ft x 19.58 Ft

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

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group

**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

773 Glenmore rd., Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

**Loft** 10.83 Ft x 4.92 Ft

**Other** 7.67 Ft x 5.58 Ft

**Recreational, Games room** 17.50 Ft x 14.92 Ft