



## 7 Cranbrook Landing Calgary Alberta

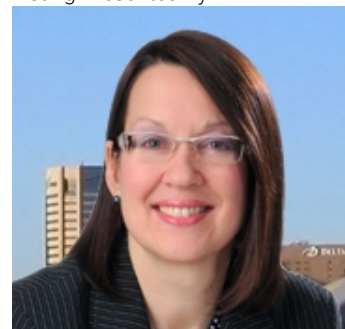
\$999,999

Executive Bungalow Villa | Maintenance-Free Living by the Bow River. This executive bungalow villa delivers a rare combination of luxury, convenience, and location, ideal for empty nesters, downsizers, or anyone seeking a maintenance-free lifestyle just steps from the Bow River walking paths. The main floor showcases 9 and 10-foot ceilings, luxury vinyl plank flooring, and a modern open concept through the living room (with gas fireplace), a spacious eating area, and a gourmet kitchen featuring a large island, quartz countertops, and built-in stainless steel appliances including a gas cooktop. A dedicated office/den and convenient main floor laundry add flexibility and function. The primary suite is a private retreat with a spa-like ensuite offering tile flooring, quartz counters with dual sinks, a freestanding tub, and a tile/glass shower. Downstairs, enjoy 9-foot ceilings, two additional bedrooms, a full bathroom, and a large, open family/media/games room complete with a full wet bar. Additional features include central air conditioning, Gemstone exterior lighting, a double attached garage, and a private patio for outdoor enjoyment. This is luxury living without the hassle, in a peaceful location just minutes from the shops and services of South Calgary. Don't miss this incredible opportunity! (id:6769)

Family room 15.75 Ft x 15.08 Ft  
 Recreational, Games room 17.08 Ft x 11.83 Ft  
 Bedroom 14.00 Ft x 11.83 Ft  
 Other 5.25 Ft x 4.75 Ft  
 Bedroom 13.83 Ft x 11.92 Ft  
 Other 5.25 Ft x 4.75 Ft  
 Storage 15.67 Ft x 8.42 Ft  
 4pc Bathroom .83 Ft x 4.92 Ft  
 Furnace 14.42 Ft x 9.50 Ft  
 Living room 16.58 Ft x 12.92 Ft

Kitchen 15.17 Ft x 14.50 Ft  
 Dining room 16.58 Ft x 8.92 Ft  
 Pantry 4.08 Ft x 4.08 Ft  
 Primary Bedroom 13.83 Ft x 13.42 Ft  
 Other 12.00 Ft x 6.50 Ft  
 5pc Bathroom 10.83 Ft x 9.83 Ft  
 Foyer 8.33 Ft x 8.08 Ft  
 Den 10.83 Ft x 7.92 Ft  
 Laundry room 12.17 Ft x 7.58 Ft

Listing Presented By:



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