



## 232 Cranbrook Point Calgary Alberta

\$1,425,000

Welcome to this immaculate 2022-built home in Cranston, just minutes from the Bow River. Tucked away in a private cul-de-sac, this luxurious residence offers the perfect balance of elegance and comfort. With walking and biking paths just steps away, it provides easy access to outdoor adventures while offering a peaceful retreat. The main level features an open-concept design with 10ft ceilings and an abundance of natural light. A spacious living room, with a stone gas fireplace and custom built-ins, overlooks the expansive backyard and green space. The chef's kitchen is a standout, with marble countertops, a large island, a backsplash that extends to the ceiling, and premium SS appliances. A walk-in butler's pantry with an additional coffee bar offers ample storage and prep space. The adjacent dining room opens to a generous deck, complete with a gas line for your BBQ. The main floor also includes a stylish office/den, perfect for working from home, and a powder room. Wide-plank engineered hardwood floors, and a large mudroom with direct access to the triple-car garage add to the home's functionality. Upstairs, you'll find 9ft ceilings and plush carpeting throughout. A raised bonus room with floor-to-ceiling windows offers stunning views of the surrounding green space. The master suite is a true retreat, with coffered ceilings, incredible views, motorized blinds, and a luxurious spa-inspired ensuite featuring dual vanities, quartz counters, a freestanding soaker tub, dual-head shower, rain shower, and walk-in closet with built-in organizers. Two additional spacious bedrooms are served by a 4-piece bathroom. The second-floor laundry room provides ample storage and convenience. The fully finished walk-out basement is a highlight, with large windows and 9ft ceilings. The expansive rec room includes a wet bar, wine fridge, coffered ceilings & motorized blinds. Wired fo...

Bonus Room 16.83 Ft x 13.42 Ft  
 Primary Bedroom 16.58 Ft x 12.58 Ft  
 Other 9.50 Ft x 7.50 Ft  
 5pc Bathroom 17.33 Ft x 16.75 Ft  
 Bedroom 12.50 Ft x 11.08 Ft  
 Bedroom 12.50 Ft x 11.00 Ft  
 Laundry room 7.17 Ft x 7.00 Ft  
 4pc Bathroom 9.67 Ft x 5.58 Ft  
 Family room 16.17 Ft x 13.50 Ft

Bedroom 11.67 Ft x 10.33 Ft  
 Other 6.33 Ft x 4.67 Ft  
 Storage 13.42 Ft x 12.00 Ft  
 4pc Bathroom 9.08 Ft x 4.92 Ft  
 Furnace 9.25 Ft x 8.50 Ft  
 Living room 16.50 Ft x 13.42 Ft  
 Kitchen 18.50 Ft x 12.50 Ft  
 Pantry 6.08 Ft x 3.75 Ft  
 Dining room 13.00 Ft x 12.42 Ft

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