



## 25 Cranbrook Close Calgary Alberta

\$719,900

PRIDE OF OWNERSHIP! Inside & out, every inch of this property has been upgraded & customized, truly TURNKEY! A 2 storey layout with over 2350sqft of finished living space. Upgrades include an extended garage allowing for a larger 2nd storey footprint & spacious bedrooms, new (2024) LVP flooring, carpet & underlay, light fixtures, hardware & faucets, sinks & bathroom fixtures, soft-close hinges on all drawers & cabinets, custom blinds, 9'ceilings on the main & basement levels, Central Vac with kitchen vac pan, Central A/C, 50 gallon HWT, staircase & deck railings, security system & MORE! The kitchen is drool-worthy with oversized full height cabinets, granite counters, upgraded hood vent & backsplash, under-cabinet lighting, Whirlpool Gold appliances with water/ice in the fridge, garbage/recycling centre & extra seating in the massive island. The pantry is fully customized with open shelving & the coolest built-in pet area. A fireplace & mantle in the living room creates the coziest ambiance at night but during the day these rooms are flooded with natural light. Step outside from the dining area to the extended deck complete with upgraded railings & privacy walls. Upstairs the huge bonus room separates the primary suite from the laundry, 4pc bath & 2 large secondary bedrooms. The primary offers a walk-in closet, ceiling fan, plenty of space for a king-sized bed & extra furniture, & a custom barn door. The ensuite is so stylish with a water closet, double vanity, over-mount sinks, tons of cabinet storage, & the most amazing tiled shower with a bench, niche, upgraded shower head & frameless glass doors. Downstairs the sunshine basement was prof finished by the builder & just like the rest of the house, has been fully upgraded with 9'ceilings, an oversized window in the 4th bedroom, a full 4pc bath, a cozy family room (or kid zone, teen hangout, home gym or office) & H...

Bonus Room 16.33 Ft x 14.67 Ft  
Primary Bedroom 20.25 Ft x 12.92 Ft  
4pc Bathroom 13.50 Ft x 5.58 Ft  
Other 6.92 Ft x 8.67 Ft  
Bedroom 13.58 Ft x 9.92 Ft  
Bedroom 9.92 Ft x 12.92 Ft

Bedroom 13.33 Ft x 11.75 Ft  
4pc Bathroom 11.92 Ft x 8.83 Ft  
Furnace 14.92 Ft x 18.00 Ft  
Kitchen 15.42 Ft x 14.08 Ft  
Living room 15.17 Ft x 12.42 Ft  
Dining room 12.58 Ft x 6.00 Ft

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

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4pc Bathroom 8.83 Ft x 4.92 Ft

Other 14.08 Ft x 13.92 Ft

2pc Bathroom 6.83 Ft x 2.92 Ft

Other 9.08 Ft x 6.58 Ft