



## 87 Cranbrook Way Calgary Alberta

\$1,299,900

Welcome to your dream home—a beautifully finished executive bungalow that perfectly balances tranquility and privacy. Nestled against a lush greenbelt with a picturesque creek, this property offers a serene escape with no direct neighbors behind, allowing you to fully enjoy your expansive backyard oasis. One unique feature of this home is the convenience of two sets of washers and dryers: one in the master walk-in closet and another in the lower level, making laundry day a breeze. Step inside to find an upgraded haven designed for modern living. The main floor boasts a luxurious master suite, complemented by a versatile front office/den, perfect for work or relaxation. The open-concept great room invites you in, showcasing a gourmet kitchen, spacious dining area, and an inviting living room centered around a cozy gas fireplace. The chef-inspired kitchen is a true masterpiece, equipped with built-in stainless steel appliances, an oversized island, elegant granite countertops, and an expanded cabinet design for ample storage. A dedicated coffee bar area awaits your morning rituals, making it ideal for both entertaining and quiet evenings at home. Your private master suite creates a spa-like sanctuary, with ample space for king-sized furniture. The ensuite bathroom envelops you in peace and tranquility, featuring a luxurious soaker tub, oversized tile-and-glass shower, and double sinks. Venture to the walk-out lower level, where endless possibilities await. Enjoy movie nights in the media room, host game nights in the expansive games room complete with a full wet bar, and accommodate guests in the additional bedroom with its own private ensuite bath. A second bedroom and full bathroom provide additional comfort and convenience. Large windows throughout both levels flood the home with natural light, highlighting the sunny south exposure and breathtaking views of your serene...

Family room 17.33 Ft x 15.67 Ft

Bedroom 13.17 Ft x 12.83 Ft

3pc Bathroom 8.67 Ft x 4.92 Ft

Bedroom 13.92 Ft x 13.00 Ft

Storage 10.25 Ft x 5.17 Ft

Laundry room 8.83 Ft x 5.92 Ft

Kitchen 15.00 Ft x 14.50 Ft

Dining room 15.00 Ft x 11.92 Ft

Primary Bedroom 13.92 Ft x 13.00 Ft

5pc Bathroom 10.92 Ft x 10.92 Ft

Foyer 5.75 Ft x 5.50 Ft

Den 11.42 Ft x 8.92 Ft

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

Listing Presented By:



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3pc Bathroom 10.25 Ft x 4.92 Ft

Other 11.25 Ft x 8.08 Ft

Furnace 15.67 Ft x 6.83 Ft

2pc Bathroom 5.08 Ft x 4.75 Ft

Living room 17.92 Ft x 13.92 Ft