



1104 Cranbrook Gardens Calgary Alberta

\$1,700,000

Experience an exceptional standard of living in this architecturally refined 2,973 sq. ft. executive residence. Perfectly positioned on a fully landscaped walkout lot backing directly onto a tranquil pond, the community pathway system, and a natural reserve, this home offers a serene setting with effortless access to the Bow River escarpment. Thoughtfully designed and executed without compromise by Baywest Homes the home delivers a rare blend of luxury, versatility, and income potential. From the moment you arrive, the quality is immediately evident. Premium wide-plank engineered hardwood flooring spans both the main and upper levels, complemented by 9-foot ceilings and 8-foot doors throughout. The result is a cohesive, light-filled interior that feels both refined and expansive. The main floor is an entertainer's showcase, anchored by a professional-grade kitchen and complemented by a private office and elegant powder room. Culinary highlights include a full-size double-door refrigerator and freezer, gas range with hood fan, built-in microwave, bar fridge, and LG dishwasher. A Kinetico K5 reverse-osmosis drinking water system feeds directly into the refrigerator dispenser, ensuring pure, filtered water at all times. Expansive windows flood the space with natural light while framing uninterrupted pond views. Step outside to the signature all-season Dura Deck, designed for year-round enjoyment. Glass railings preserve the view, while a sheltered breeze-in area with remote-controlled screens, two oversized infrared heating panels, and remote blinds creates a seamless indoor-outdoor living experience. Even functional elements have been thoughtfully addressed, with a custom outdoor metal storage enclosure discreetly housing waste bins to maintain the home's clean, polished exterior aesthetic. The upper level is perfectly suited for modern family living. The expansive primar...

- 4pc Bathroom 7.92 Ft x 8.08 Ft
- 5pc Bathroom 8.25 Ft x 10.25 Ft
- 5pc Bathroom 11.92 Ft x 13.08 Ft
- Bedroom 11.92 Ft x 12.42 Ft
- Bedroom 17.25 Ft x 15.42 Ft
- Family room 13.75 Ft x 10.25 Ft

- Other 5.08 Ft x 2.67 Ft
- Bedroom 10.92 Ft x 11.00 Ft
- Bedroom 11.00 Ft x 10.92 Ft
- Dining room 9.17 Ft x 14.25 Ft
- Recreational, Games room 14.92 Ft x 14.25 Ft
- Furnace 14.25 Ft x 17.67 Ft

Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek

<http://www.bradwennerstrom.com/>

RE/MAX Realty Professionals

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Laundry room 6.17 Ft x 10.58 Ft
Primary Bedroom 16.17 Ft x 14.83 Ft
Other 9.08 Ft x 14.08 Ft
3pc Bathroom 4.92 Ft x 12.75 Ft

Dining room 8.92 Ft x 14.83 Ft
2pc Bathroom 7.58 Ft x 2.92 Ft
Kitchen 13.58 Ft x 12.75 Ft