

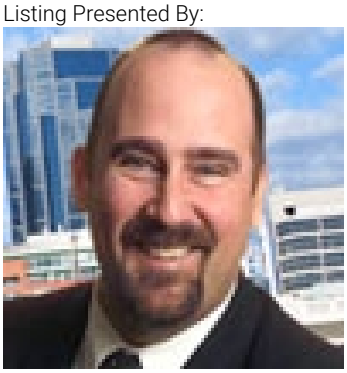
276 Cranbrook Point Calgary Alberta

$2,299,000

Immaculate, executive style, 4 bedroom home backing onto the Bow River, presents over 4400 sq ft of living space & modern design. The entire west side of this 2-story home capitalizes on spectacular views of the Bow River, environmental reserve, & the mountains, with the use of the Nanawall. The entire wall is windows & opens up to provide even more entertainment area. 10 ft ceilings on the main level, 9 ft on the upper level, & the WALK-OUT basement area. Open concept from the great room to the dining room area & kitchen. The show-stopping kitchen features custom cabinets to the ceiling, over 52k in upgraded stainless steel appliances, huge working island with waterfall quartz countertop & an eating bar. Appliances include Sub Zero fridge, Jen Air gas range, upgraded double ovens, convection microwave & dishwasher. Kinetico water softener system installed as well. Upgraded hardwood throughout the main level done in the farmyard plank design. Living room features a spectacular fireplace with floor-to-ceiling porcelain. Dining room area has plenty of room for a 12-person table. Walk-through pantry with coffee bar & quartz countertop. The back mud room is huge with an entrance to a 3-car garage that has epoxy flooring. The back entrance is a delight with a walk-in closet for plenty of coats & shoes. The half bath on the main is accented with an LED mirror, custom lighting & fixtures. The foyer area is huge & open-to-above. Gives a WOW effect when you walk in. Upstairs with an open staircase & 3 huge bedrooms including a massive master bedroom. Oversized windows give a spectacular view of the river & mountains. The Master has an attached room that can be used as a nursery, exercise room, den, or sitting area. The ensuite is incredible with a custom double shower & porcelain tile. Stand-alone therapeutic tub with jets, lights & heated seats. $15K Double vanity features...

Laundry room 10.66 Ft x 6.43 Ft
Bedroom 10.60 Ft x 12.76 Ft
Bedroom 13.00 Ft x 10.50 Ft
Primary Bedroom 24.51 Ft x 15.58 Ft
Great room 15.91 Ft x 12.01 Ft
5pc Bathroom 9.84 Ft x 16.08 Ft
Furnace 14.07 Ft x 12.24 Ft
4pc Bathroom 5.00 Ft x 9.84 Ft
Other 15.68 Ft x 7.00 Ft
Kitchen 19.16 Ft x 13.52 Ft
Living room 19.09 Ft x 15.00 Ft
Dining room 15.91 Ft x 15.00 Ft

Listing Presented By:



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4pc Bathroom 5.41 Ft x 11.84 Ft

Bedroom 12.57 Ft x 11.58 Ft

Recreational, Games room 15.00 Ft x 28.00 Ft

Family room 18.41 Ft x 14.76 Ft

Office 10.17 Ft x 11.58 Ft

Other 10.07 Ft x 7.00 Ft

2pc Bathroom 5.41 Ft x 5.58 Ft