



# 35 Cranbrook Mount Calgary Alberta

\$975,000

\*OPEN HOUSE SUNDAY MARCH 15 11:00AM - 1:00PM\* Welcome to 35 Cranbrook Mount SE, a home that surprises you in all the right ways. Tucked into a quiet CUL DE SAC on a pie shaped lot, this unique 3 STOREY home offers space, light, and flexibility that truly sets it apart. Just steps from the Bow River and Fish Creek Park, the setting feels peaceful and connected to nature. Step inside and you immediately notice the elevated features like 9 FOOT CEILINGS, 8 FOOT DOORS, and oversized windows that draw natural light deep into the space. The kitchen is both striking and functional, finished with full height cabinetry, quartz countertops, pot drawers, a beautiful tile backsplash, and sleek pot lighting. At the heart of it all, the island invites gathering, whether it is weekday breakfasts or drinks on the weekend with friends. Tucked just behind, the BUTLER'S PANTRY with open shelving and a sink keeps prep and storage beautifully organized. The dining nook is bright and welcoming, flowing seamlessly into the great room where a striking ELECTRIC FIREPLACE adds warmth and ambiance. A well placed powder room and mudroom complete the main level with everyday practicality. Upstairs, the second floor is designed for real family living. A spacious BONUS ROOM creates the perfect hangout for movie nights or homework sessions. Two generous bedrooms share a full bath with quartz counters, while the primary suite feels like a true retreat. The ensuite features DOUBLE SINKS, a WALK IN SHOWER, a deep soaker tub, and a large WALK IN CLOSET that makes staying organized effortless. Laundry is conveniently located on this level with plenty of storage, a detail you will appreciate from day one. Then there is the third storey. This is where the home becomes unforgettable. A massive bonus space with a wet bar opens onto a covered southwest facing balcony, creating the ultimate lounge for long ...

4pc Bathroom .00 Ft x .00 Ft  
 5pc Bathroom .00 Ft x .00 Ft  
 Bedroom 11.00 Ft x 9.75 Ft  
 Bedroom 9.33 Ft x 14.17 Ft  
 Bonus Room 19.00 Ft x 14.25 Ft  
 Laundry room 9.58 Ft x 5.92 Ft

Loft 13.42 Ft x 13.50 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Dining room 13.42 Ft x 7.00 Ft  
 Foyer 9.58 Ft x 5.50 Ft  
 Kitchen 13.42 Ft x 14.92 Ft  
 Living room 11.50 Ft x 14.92 Ft

Listing Presented By:



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Primary Bedroom 13.42 Ft x 15.17 Ft

Other 6.83 Ft x 7.67 Ft

2pc Bathroom .00 Ft x .00 Ft