



# 48 Cranbrook Manor Calgary Alberta

\$929,900

This meticulously maintained property in a prime location offers OVER 3600 SQ FEET of UPGRADED living space is a few hundred meters away from the BOW RIVER and steps away from the BOW RIVER PATHWAY. This immaculate home has 3+1 bedrooms, 3.5 bathrooms, SEPARATE ENTRANCE to FULLY FINISHED BASEMENT completed by builder, bonus room, 2nd floor laundry room, a double garage with a man door and is located on a quiet street. The main floor has an open floor plan with a CHEF'S DREAM KITCHEN, dining area, huge Living room with doors to a large north facing back yard. The wall of windows from ceiling to floor bathes the space in natural light. Kitchen has upgraded two tone full height cabinets, a 9 FOOT UPGRADED QUARTZ ISLAND with BREAKFAST BAR, Fridge, electric cooktop, built-in oven, pull out bins. A walk through pantry makes it a breeze bringing in groceries from the garage through the mudroom. A coat closet and a 2 pc bath complete this level. Upgraded Luxury vinyl plank throughout the main floor. Up the spindle staircase leads you to a BONUS ROOM perfect for family nights. Large south facing Primary bedroom with spacious walk in closet and HUGE 5 piece ENSUITE with UPGRADED Quartz counters, double vanity, soaker tub, separate tiled shower. Two large bedrooms with vaulted ceilings, each with a walk in closet and upgraded windows. Main bathroom with QUARTZ counters, sink, toilet and 4 piece bath. A laundry room with upgraded washer and dryer adds further functionality to this level. SEPARATE ENTRANCE to the FULLY developed basement built by Brookfield homes, has a LARGE REC ROOM, spacious bedroom, 4 piece bath and a mechanical room with 2 furnaces, hot water tank and lots of storage. Perfect for the family looking for an ELEGANT HOME in a vibrant family COMMUNITY with proximity to the YMCA, theatre, schools, shopping, parks and a network of scenic walking and bike path...

- Office 3.51 M x 3.38 M
- Family room 5.44 M x 4.67 M
- Furnace 6.50 M x 3.53 M
- Bedroom 3.10 M x 3.02 M
- 4pc Bathroom 2.52 M x 1.68 M

- Pantry 2.13 M x 1.70 M
- 2pc Bathroom 1.55 M x 1.50 M
- Bonus Room 4.80 M x 3.89 M
- Laundry room 1.91 M x 1.55 M
- Other 2.62 M x 2.08 M

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

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Living room 6.83 M x 4.29 M

Kitchen 4.98 M x 4.01 M

Dining room 3.48 M x 2.72 M

Other 2.34 M x 1.55 M

Other 1.55 M x 1.45 M

Other 2.11 M x 1.35 M

Other 2.06 M x 1.45 M

Primary Bedroom 4.06 M x 3.91 M

Bedroom 3.68 M x 3.33 M