



## 48 Cranbrook Manor Calgary Alberta

\$899,999

Located in the sought-after community of Cranston Riverstone, this meticulously maintained property offers over 3,600 sq. ft. of upgraded living space. Just a few hundred meters from the Bow River and steps away from the Bow River Pathway, this immaculate home is perfectly positioned for those who appreciate nature and convenience. Featuring 3+1 bedrooms, 3.5 bathrooms, and a separate entrance to the fully finished basement—completed by the builder—this home is designed for both luxury and practicality. The basement also includes a wet bar rough-in, ideal for future customization. On the main floor, the open concept layout is highlighted by a chef's dream kitchen with upgraded two-tone, full-height cabinetry, a 9-foot quartz island with breakfast bar, and a built-in pantry for easy access from the mudroom and garage. The living area boasts a wall of windows that flood the space with natural light, leading to a large, northwest-facing backyard. The upgraded luxury vinyl plank flooring adds a modern touch throughout. Upstairs, you'll find a spacious bonus room and a primary suite with a 5-piece ensuite featuring quartz countertops, a double vanity, a soaker tub, and a separate tiled shower. Two additional bedrooms, each with vaulted ceilings and walk-in closets, complete this level, along with a laundry room equipped with an upgraded washer and dryer. The fully developed basement includes a large recreation room, an additional bedroom, and a 4-piece bathroom, as well as ample storage space with two furnaces and a hot water tank. The separate entrance offers potential for flexibility and privacy. This elegant home is located in a vibrant, family-friendly community close to the YMCA, schools, parks, shopping, and scenic walking and bike paths. It's the perfect property for those seeking a luxurious lifestyle in one of Calgary's finest neighborhoods. Don't miss out on...

Bedroom 3.79 M x 3.02 M

4pc Bathroom .00 M x .00 M

Recreational, Games room 10.11 M x 4.67 M

Dining room 6.68 M x 2.72 M

Living room 6.25 M x 4.12 M

Kitchen 4.62 M x 3.81 M

Bonus Room 4.80 M x 3.89 M

Laundry room 1.91 M x 1.55 M

Primary Bedroom 4.06 M x 3.91 M

Bedroom 3.68 M x 3.33 M

Bedroom 3.63 M x 3.18 M

4pc Bathroom .00 M x .00 M

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

Listing Presented By:



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KIC Realty

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

**RE/MAX Realty Professionals**

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2pc Bathroom .00 M x .00 M

5pc Bathroom .00 M x .00 M