

89 Cranwell Place SE
Calgary, Alberta

MLS # A2215494



\$979,900

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,774 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Cork, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Speakers attached to the wall in lower level family room		

Opulent and elegant, this estate bungalow is one you can only dream of! Nestled in a serene cul-de-sac, this residence provides an unparalleled opportunity to have it all — modern living in an established neighbourhood! This remodelled walkout bungalow is situated on an impressive southwest facing pie shaped lot. The curb appeal is exquisite with exposed aggregate details, complimented by a stone and stucco facade that envelopes the heated garage, complete with epoxy flooring — a fitting nod to the quality within. With opulent finishes, soaring ceilings and a colour palette that compliments every era, this residence simply transcends time and trends. The main level hosts 10' ceilings and the tiled foyer transitions into engineered hardwood coloured in the tasteful 'Wakefield Oak'. A formal sitting room embellished with tray ceilings offers versatility as a future formal dining or in-home office. The lavish kitchen, exquisitely remodelled, features 'Carrera' quartz backsplash with matching countertops and a double waterfall feature. The appliance suite hosts top-tier Frigidaire appliances including an induction cooktop, range hood, wall oven and built-in microwave drawer. The kitchen has a dedicated 'small appliance garage' as well as an array of full-sized drawers and euro cabinets. This culinary retreat flows into the dining nook and opens onto a spectacular wraparound terrace, complete with a retractable awning — perfect for alfresco dining while taking in mountain sunsets. The adjacent family room is inviting with striking 12' ceilings and expansive windows around an ambient gas fireplace. Down the hall, your primary bedroom is a haven with a large walk-in closet and a five-piece spa including a soaker tub, dual vanities and walk-in shower. A rare second bedroom with its own

walk-in closet is offered on this level. Completing the main is a designer powder room and a mudroom/laundry that has been enhanced with custom cabinets and new appliances. Descend to the lower-level walkout, an entertainer's dream with endless possibilities for guests, teenagers, or grandkids. The design features a custom-wet bar, family room with a second-gas fireplace, a designated gym area and a rare feature of two more oversized bedrooms –each with walk-in closets – along with a four-piece bath. The ‘Piece De Resistance’ is the remarkable outdoor oasis! The backyard has pristine landscaping, a secluded fire pit, lush green space, generous side yards, curated garden, a covered aggregate patio and wrap around terrace to complete the outdoor experience! This is a once in a lifetime property that leaves nothing to be desired! Located in the desirable community of Cranston which offers amenities, schools and is just steps away from Fish Creek Park and a plethora of walking paths. Additional Features: Central A/C, Hunter Douglas Blinds, Irrigation (Low Maintenance Gardens + New Landscape Fabric), New Appliances in Kitchen & Laundry, Interior Remodel (2023), Epoxy (2022), Roof (2017), HWT (2018)