

224 Cranbrook Drive SE  
Calgary, Alberta

MLS # A2254163



## \$1,499,900

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 2 Storey                                                                   |               |                   |
| <b>Size:</b>     | 3,083 sq.ft.                                                               | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Driveway, Garage Faces Front, Insulated, Triple Garage Attached            |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), |               |                   |

|                    |                                                                                                                                                                        |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                                                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |                   |     |

**Inclusions:** Refrigerator, Built-In Oven, Built-in Microwave, All Window Coverings, Washer, Dryer, Dishwasher, Counter Top Stove, Security Cameras, (2) Garage Door Openers with (2) Controls, 2 TV'S, 2 TV Mounts, Freezer

Welcome to 224 Cranbrook Drive SE, a stunning executive 2-storey with 4 bedrooms and 5 bathrooms, backing onto a peaceful reserve in desirable Cranston. This bright open floor plan features a chef's kitchen with central island, stainless steel appliances, new refrigerator, and new stove, and butler's pantry, open to a spacious great room with cozy fireplace, a large dining room, and oversized sliding doors leading to a huge patio and outdoor living space. A private office and spacious mudroom with built-in lockers add everyday convenience. Upstairs offers a bonus room with vaulted ceilings and reserve views, plus three bedrooms including a luxurious primary retreat with walk-in closet and spa-inspired 5-pc ensuite with soaker tub and separate shower that flows into a huge laundry room with sewing or office space. Two additional bedrooms each feature walk-in closets and private ensuites. The fully developed basement extends your living space with a large rec room, wet bar, full bath, and an additional bedroom with walk-in closet. Outdoor living shines with a deck and patio, all backing onto tranquil green space. Pride of ownership is evident throughout, with additional highlights including a triple attached garage with built-ins, smart home access, dual furnaces, humidifier, and efficient hot water. Exceptional value and an excellent family home that blends elegance, comfort, and location!