Al Beatty
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35 Cranbrook Mount SE
Calgary, Alberta

MLS # A2286868

$975,000

Division:	Cranston		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,650 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	3	**Baths:**	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	High Efficiency	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Composite Siding, Stone	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: Window Coverings on 2nd level, Garage remotes x 2, TV Mounts, Electronic front-door lock, Smart garage door opener

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 summer evenings and sunset views. With its own powder room, this level offers flexibility for entertaining, a home office, a games room, or a private escape away from the rest of the house. The unfinished basement is ready for your ideas, whether that means a home gym, additional bedroom, or recreation space. The double attached garage adds comfort and convenience year round. Outside, the pie shaped lot gives you a backyard that feels expansive and private. The large deck is made for morning coffee and summer BBQs, with room for kids to play and friends to gather. Living in Cranston means access to the Cranston Residents Association with its splash park, skating rink, tennis courts, and community events, plus endless pathways along the river and through Fish Creek Park. It is a lifestyle rooted in connection, nature, and community. Homes like this do not come along often. Three finished levels, a CUL DE SAC location, and that incredible third floor retreat make this one truly special. Come see it in person and imagine the memories waiting to be made.

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