

# \$850,000 - 609 Cranbrook Gardens Se, Calgary

MLS® #A2192941

**\$850,000**

4 Bedroom, 4.00 Bathroom, 2,108 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

Exceedingly stylish, like-new home loaded with high-end upgrades along with the added benefit of a LEGAL suite in the basement! Built in 2021 by Trico Homes this gorgeous home lavishly includes central air conditioning, river valley views, a stage three EV charging station in the garage plus a rough-in gas line for a future gas heater, vacuflo rough-in throughout and solar Rough-in: two, 7.2 KwH (7200 watts) runs in the roof from the mech room plus numerous other upscale additions further adding to both the quality and beautiful aesthetic. The main floor is open and bright with designer lighting, a neutral colour scheme and oversized windows streaming in natural light. Show off your culinary prowess in the stunning kitchen featuring quartz countertops, timeless subway tile, full-height cabinets, a full wall pantry for extra storage, a gas stove, stainless steel appliances and a centre island with casual seating. Adjacently the dining room leads to the backyard encouraging a seamless indoor/outdoor lifestyle in the warmer months. Spend cool winter evenings nestled in front of the beautiful full-height brick fireplace in the inviting living room. Also on this level is a convenient powder room with trendy wallpaper and gold fixtures adding a touch of whimsy and glamour. Gather in the upper level bonus room and come together over movies and games nights. The primary bedroom is a true owner's retreat with a wallpaper feature wall, extra windows with west exposure, a large walk-in closet and a luxurious ensuite



boasting dual sinks, a deep soaker tub and an indulgent steam shower. Both additional bedrooms on this level are spacious and bright with feature walls and easy access to the 4-piece bathroom. Laundry is also handily on this level, no need to haul loads up and down the stairs! A separate entrance leads to the legal suite. This level is boasts a modern kitchen, a living space, 1 bedroom and a 4-piece bathroom. A massive, fully fenced backyard is the cherry on top of this sensation property with tons of play space for kids and pets. Outstandingly located within this recreational-rich community with a residentâ€™s only club that includes a clubhouse, sports courts, spray park, skating rink and more. Dog owners, families and outdoor enthusiasts will love the many river pathways that wind around this charming community and carry on to Fish Creek Park. Cranston is also home to several parks, schools and greenspaces and offers easy access to Stoney and Deerfoot Trails when you do need to leave. Simply an unsurpassable location for this wonderful home!

Built in 2022

### **Essential Information**

MLS® #	A2192941
Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,108
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### **Community Information**

Address	609 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K5

### **Amenities**

Amenities	Clubhouse, Picnic Area, Playground, Park
Parking Spaces	4
Parking	Double Garage Attached, Oversized, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Recessed Lighting, Tray Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Central Air Conditioner
Heating	Forced Air, Natural Gas, Electric, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	44
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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