

**48 Cranbrook Manor SE
 Calgary, Alberta**

MLS # A2188507



\$899,999

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,473 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: NA

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 this incredible opportunity—call now to book your private viewing.