



**112 Cranbrook View SE
Calgary, Alberta**

MLS # A2305916



\$1,690,000

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,035 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, Quad or More Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)

Inclusions: N/A

Luxurious Dream Bungalow is situated on a massive 62 x 202 almost 1/3 Acre of lot in the prestigious Riverstone Estates of Cranston, built by ALBI Homes. Offering over 3,900 sqf of beautifully developed living space, this home is in an exclusive community just steps from the BOW RIVER & FISH CREEK PARK. This stunning property features soaring ceilings, over \$200,000 in upgrades, and a heated 4-car garage with a HI-LIFT setup ready for 2 more vehicles, finished with a striking flaked FX EPOXY INFLOOR HEATING. This garage has an extra overhead HEATER, Lawn SPRINKLER system, and GEMSTONE LIGHTS. The main level welcomes you with a grand foyer, total of 3 spacious bedrooms, 3.5 bathrooms, and a versatile DEN that can easily convert into a BEDROOM with access to a full “cheater” bathroom. Enjoy 3 FIREPLACES throughout, adding warmth and elegance. The chef-inspired dream kitchen is fully loaded with high-end APPLIANCES including granite countertops, gas stove, BUILT -IN COFFEE /CAPPUCINO MACHINE, INSTANT HOT WATER, POT FILLER, and a stylish bar area—truly designed with every detail in mind. The luxurious primary suite offers a TWO-SIDED BUILT IN FIREPLACE into the spa-like ensuite, in-floor heating, and an OVERSIZED WALK-IN CLOSET (12.8 X11 FEET) Step out onto the covered deck, complete with 3 WAY PHANTOM SCREEN. The fully developed walkout basement has INFLOOR HEATING is an entertainer’s dream HOME featuring a THEATRE ROOM, a full BAR/KITCHEN with dishwasher, fridge, built-in oven and microwave, and cozy fireplace. It also includes 2 additional bedrooms and a convenient cheater-ensuite bathroom. This exceptional home blends luxury, comfort, and functionality in one of Calgary’s most sought-after communities. Close to the

Cranston Community Centre (Century Hall) in Calgary, residents have access to a 2.8-hectare private park with a splash park, skate park, and outdoor hockey rink, along with nearby access to Fish Creek Provincial Park. The area features the Cranston Market for shopping and is immediately adjacent to the Seton Urban District, which includes the South Health Campus and a Cineplex.