



**45 Cranbrook Heights SE  
Calgary, Alberta**

**MLS # A2313214**



**\$1,599,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,698 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Insulated, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Environmental Reser		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	Garage Shelving, TV Wall Mounts		

Tucked away on a quiet corner lot with just one neighbouring property, this custom built home offers OVER 3,300 sq ft of developed living space and a rare combination of luxury, privacy, and thoughtful craftsmanship just steps from the river pathways. Backing onto a beautiful greenspace and treed pathway system, the setting offers a level of privacy and natural surroundings that is difficult to find. With over 10-foot ceilings, a grand open concept layout, and a vaulted front foyer, the home was designed for both everyday comfort and effortless entertaining. Just off the front entrance is a large dedicated office, while the main living area is anchored by a gas fireplace that adds warmth and character to the space. The kitchen is a true showpiece, featuring high end appliances, a 6 burner gas range with a custom hood fan, an oversized refrigerator, extensive cabinetry, and a powder coated sink. Extensive pot lighting throughout the home creates a warm and elevated atmosphere day and night. The lower level is exceptionally well designed for families or guests, offering three spacious bedrooms, a dedicated entertainment area, and the comfort of in-floor heated basement floors throughout. One of the bedrooms features its own private 4-piece ensuite, while an additional 3-piece bathroom serves the remaining lower-level bedrooms and living space. The mechanical systems in this home are equally impressive, including a high-efficiency Lennox Elite two-stage furnace with dual-zone climate control, central air conditioning, and a premium Bosch boiler system servicing both the basement and the garage in-floor heat. The oversized garage is a standout feature on its own, complete with in-floor heating, full drywall and insulation, and side-mounted LiftMaster garage door openers that allow for the seamless installation of a vehicle lift by eliminating the need for traditional

overhead track-mounted motors. With ample space for multiple vehicles, it is an ideal setup for both car enthusiasts and everyday functionality. Outside, the professionally landscaped lot is equipped with a smart programmable irrigation system, making maintenance simple and efficient. This is a home where quality, functionality, and luxury come together in one of Calgary's most desirable river-adjacent settings.