



GRASSROOTS
REALTY GROUP

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276 Cranbrook Point SE
Calgary, Alberta

MLS # A2326071



\$2,499,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,325 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Faces Front, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		
Inclusions:	TV brackets, Water filtration (Kinetico), convection microwave		

Immaculate, executive style, 4 bedroom home backing onto the Bow River, presents over 4400 sq ft of living space & modern design. The entire west side of this 2-story home capitalizes on spectacular views of the Bow River, environmental reserve, & the mountains, with the use of the Nanawall. The entire wall is windows & opens up to provide even more entertainment area. 10 ft ceilings on the main level, 9 ft on the upper level, & the WALK-OUT basement area. Open concept from the great room to the dining room area & kitchen. The show-stopping kitchen features custom cabinets to the ceiling, over 52k in upgraded stainless steel appliances, huge working island with waterfall quartz countertop & an eating bar. Appliances include Sub Zero fridge, Jen Air gas range, upgraded double ovens, convection microwave & dishwasher. Kinetico water softener system installed as well. Upgraded hardwood throughout the main level done in the farmyard plank design. Living room features a spectacular fireplace with floor-to-ceiling porcelain. Dining room area has plenty of room for a 12-person table. Walk-through pantry with coffee bar & quartz countertop. The back mud room is huge with an entrance to a 3-car garage that has epoxy flooring. The back entrance is a delight with a walk-in closet for plenty of coats & shoes. The half bath on the main is accented with an LED mirror, custom lighting & fixtures. The foyer area is huge & open-to-above. Gives a WOW effect when you walk in. Upstairs with an open staircase & 3 huge bedrooms including a massive master bedroom. Oversized windows give a spectacular view of the river & mountains. The Master has an attached room that can be used as a nursery, exercise room, den, or sitting area. The ensuite is incredible with a custom double shower & porcelain tile. Stand-alone therapeutic tub with jets, lights & heated seats. \$15K

Double vanity features LED mirrors as well as custom lighting & upgraded fixtures. Luscious carpet upstairs with upgraded underlay. The bathrooms & laundry have porcelain tile. Walk-through closet with custom shelving to a laundry area that has quartz countertops as well as a walk-in closet for extra linen or storage. One other large bedroom features a walk-in closet as well. Downstairs to a walk-out basement done in the same luxury as the upstairs. One more bedroom down along with a huge rec room that faces the west side of the home to the Bow River. Goes out to a large patio area for more entertaining. Another 4 pce bath downstairs with the same quality as above. The west-facing backyard is fully fenced with spectacular professional landscaping. Over 100k in extra landscaping including privacy trees to add to green view and luxury green space. Poured aggregate driveway & sidewalk along with aggregate stairs & patio out back. Central AC just installed. This property looks like a show home. These sellers have a flair for decorating and it shows.