



GRASSROOTS
REALTY GROUP

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100 Cranbrook Gardens SE
Calgary, Alberta

MLS # A2339383



\$919,000

Division:	Cranston		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,157 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, See Remarks		

Inclusions:	n/a
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Welcome to your dream home in the highly sought-after community of Cranston! This beautifully upgraded home offers exceptional style, functionality, and space for the whole family. The bright and open main floor features heated floors in all the bathrooms, granite countertops, a striking tile backsplash, stainless steel appliances, a walk-in pantry, and an oversized island perfect for entertaining. The spacious dining nook is ideal for hosting family and friends and offers seamless access to the outdoor living space. The inviting living room is highlighted by a stunning stone fireplace and expansive windows that flood the home with natural light, while showcasing views of the beautifully landscaped backyard. The thoughtfully designed mudroom includes custom built-in lockers and leads to the attached double garage with durable epoxy flooring. Just a few steps down, the fully developed basement offers incredible versatility with a guest bedroom, full bathroom, office space, entertainment and bar area, abundant storage, and a cozy fireplace feature wall with direct access to the backyard. Outdoor living is a true highlight of this property, featuring a pergola-covered deck, accent lighting, a generous BBQ area, beautifully landscaped yard, storage shed, and a custom firepit area perfect for relaxing or entertaining. Upstairs, a massive bonus room provides the perfect family gathering space, complete with two dedicated play areas and a Juliet balcony that fills the room with natural light. The luxurious primary bedroom is a true retreat, showcasing custom design elements, a walk-in closet, and a spa-inspired ensuite with dual vanities, a fully tiled shower, and a freestanding soaker tub. Two additional bedrooms, a full bathroom, and a convenient upper-floor laundry room with custom finishes complete the upper level. This exceptional Cranston home seamlessly blends thoughtful

upgrades, flexible living spaces, and outstanding indoor-outdoor entertaining, creating the perfect place to call home. Rough in's are in place making it easier to add a legal suite down the road (subject to approval and permitting by the city/municipality). Call for your private showing today!