

# \$1,349,000 - 164 Cranbrook Drive Se, Calgary

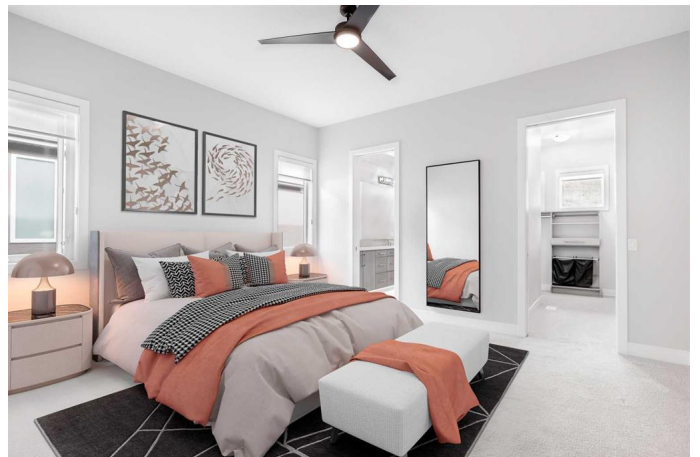
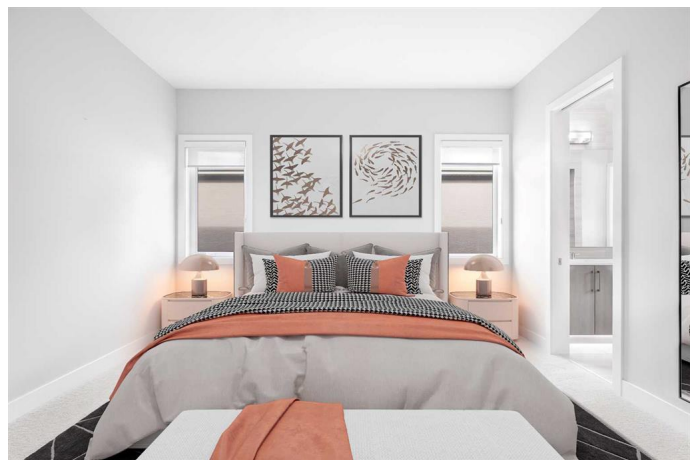
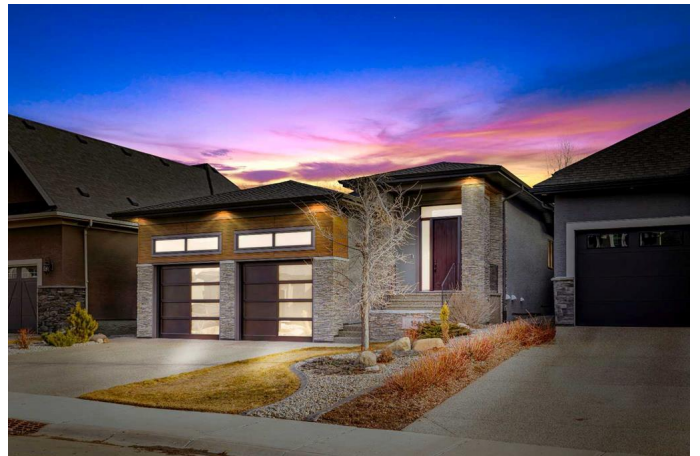
MLS® #A2199187

**\$1,349,000**

4 Bedroom, 3.00 Bathroom, 1,585 sqft  
Residential on 0.13 Acres

Cranston, Calgary, Alberta

Get ready to experience the pinnacle of luxury living in one of Cranston's most sought-after locations! Nestled in a serene and private setting, this meticulously designed 4-bedroom estate bungalow boasts over 2800 sq. ft. of developed living space and backs onto the picturesque escarpment. With striking curb appeal featuring maintenance-free acrylic stucco and extensive stonework, this home welcomes you with oversized custom garage doors, an exposed aggregate driveway, and a professionally landscaped yard equipped with an irrigation system, privacy screens, and direct escarpment access. The outdoor living space is enhanced by a sunken concrete and stone patio featuring a built-in gas fire table, creating the perfect ambiance for relaxation or entertaining. Step inside to discover dramatic high ceilings and an open-concept design that exudes elegance and sophistication. The main level is adorned with Haro engineered hardwood flooring, designer full-height cabinetry, and high-end stainless steel appliances, making the kitchen a true showpiece. A massive waterfall island with a custom tech station serves as the heart of the home, complemented by a custom built-in dining hutch with an integrated wine and beverage fridge. The living room is centered around an incredible full-height gas fireplace with a stone and tile surround, adding warmth and character to the space. The primary suite is a true retreat, featuring a tranquil spa-inspired ensuite with dual sinks,



under-cabinet lighting, in-floor heating, and a large custom-tiled shower with a 10mm glass enclosure. The massive walk-in closet offers custom shelving, ensuring ample storage and organization. The fully finished lower level extends the living space with an expansive family and media room wired for 7.2 surround sound, a dedicated home gym area pre-wired for sound, two additional spacious bedrooms, and a full bathroom with in-floor heating. Additional features include generous storage space and an unfinished wine room, ready for customization. This smart home is equipped with triple-pane metal-clad windows for superior insulation, four zones of WiFi-controlled lighting (two interior and two exterior), Arlo doorbells at both the front and rear, built-in closets throughout, and an oversized garage wired and plumbed for an overhead gas heater. The main level also boasts three audio zones with in-ceiling speakers, Rift Oak cabinetry, and extensive designer tile work in the kitchen and baths. Situated in an unmatched location, this home is just steps from Fish Creek Park, river pathways, and scenic walking trails, offering endless opportunities for outdoor enjoyment. Proximity to parks, playgrounds, and top-rated schools makes this home perfect for families seeking a blend of luxury and convenience.

Built in 2018

### **Essential Information**

MLS® #	A2199187
Price	\$1,349,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,585
Acres	0.13
Year Built	2018

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	164 Cranbrook Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S7

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Ceiling Fan(s), French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency, In Floor, Forced Air, Natural Gas, Electric, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Blower Fan
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, Barbecue
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot

Roof	Asphalt Shingle
Construction	Metal Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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