

\$1,299,000 - 164 Cranbrook Drive Se, Calgary

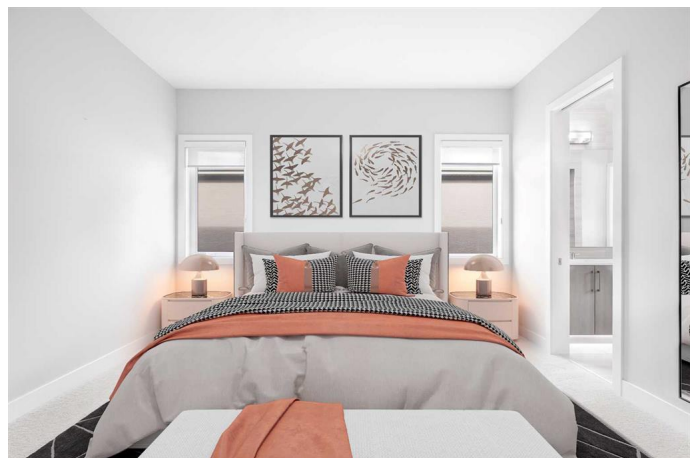
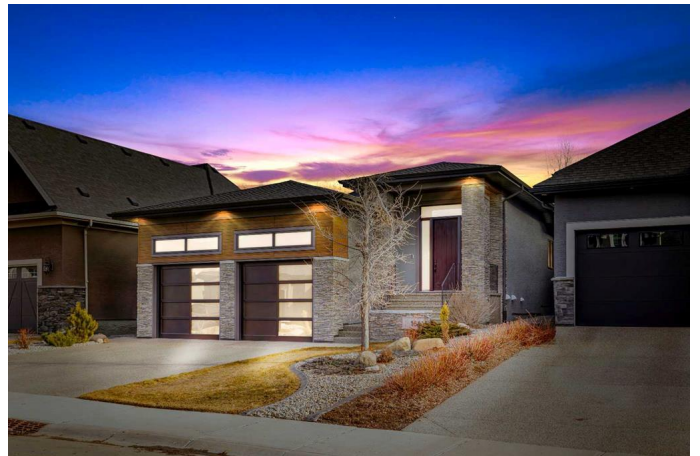
MLS® #A2199187

\$1,299,000

4 Bedroom, 3.00 Bathroom, 1,584 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 – Meticulously designed 4-bedroom estate bungalow with over 2800 sq. ft. of developed living space – Backs onto the picturesque escarpment – Striking curb appeal with maintenance-free acrylic stucco and extensive stonework – Oversized custom garage doors and exposed aggregate driveway – Professionally landscaped yard with irrigation system, privacy screens, and direct escarpment access – Sunken concrete and stone patio with built-in gas fire table for relaxation or entertaining – Dramatic high ceilings and open-concept design – Haro engineered hardwood flooring throughout the main level – Designer full-height cabinetry and high-end stainless steel appliances – Massive waterfall island with custom tech station – Custom built-in dining hutch with integrated wine and beverage fridge – Living room with full-height gas fireplace featuring stone and tile surround – Primary suite with tranquil spa-inspired ensuite featuring dual sinks, under-cabinet lighting, in-floor heating, and custom-tiled shower with 10mm glass enclosure – Massive walk-in closet with custom shelving for storage and organization – Expansive lower level featuring a family and media room wired for 7.2 surround sound – Dedicated home gym area pre-wired for sound – Two additional spacious bedrooms



and full bathroom with in-floor heating
Generous storage space and unfinished wine room ready for customization
Triple-pane metal-clad windows for superior insulation
Four zones of WiFi-controlled lighting (two interior and two exterior)
Arlo doorbells at both front and rear
Built-in closets throughout
Oversized garage wired and plumbed for an overhead gas heater
Main level with three audio zones featuring in-ceiling speakers
Rift Oak cabinetry and extensive designer tile work in the kitchen and baths
Steps from Fish Creek Park, river pathways, and scenic walking trails
Close proximity to parks, playgrounds, and top-rated schools
" perfect for families seeking luxury and convenience.

Built in 2018

Essential Information

MLS® #	A2199187
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,584
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 Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Built-In Gas Range
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, Front Yard, Landscaped, Lawn, Rectangular Lot, Few Trees
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame, Metal Siding
Foundation Poured Concrete

Additional Information

Date Listed March 11th, 2025
Days on Market 24
Zoning R-G
HOA Fees 518
HOA Fees Freq. ANN

Listing Details

Listing Office

Real Broker

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.