

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

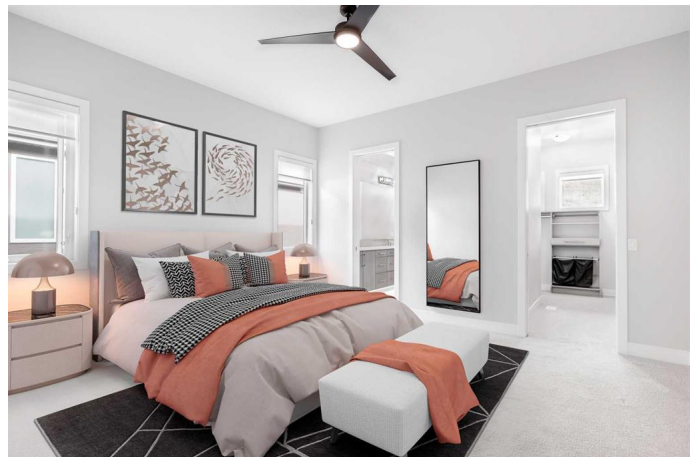
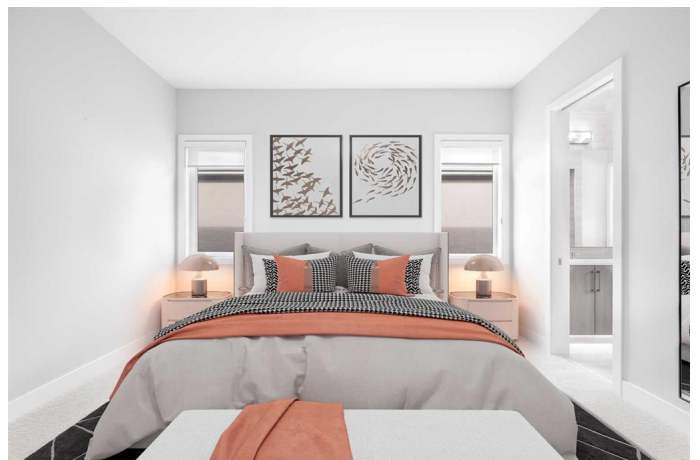
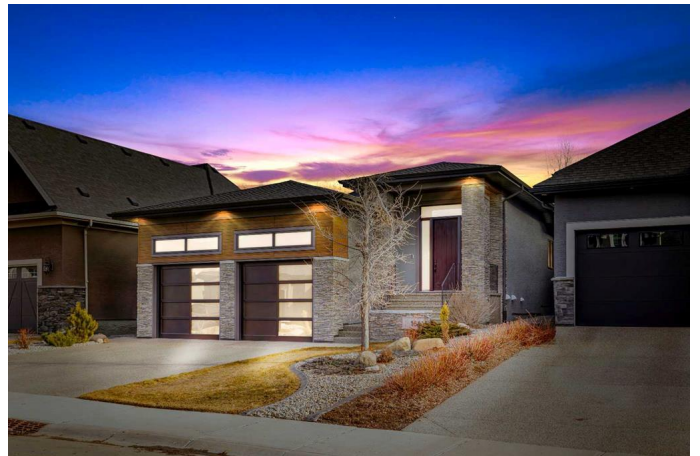
MLS® #A2199187

**\$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), 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, French Door  
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 Barbecue, BBQ gas line, Fire Pit, Garden, Lighting, Private Yard  
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 22  
Zoning R-G  
HOA Fees 518  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office

Real Broker

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