

# \$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

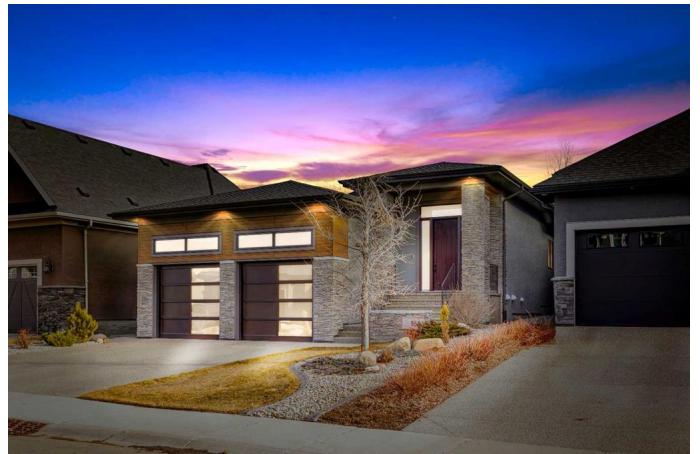
Cranston, Calgary, Alberta

Experience luxury living in one of Cranston's most exclusive locations! This Baywest custom designed 4-bedroom estate bungalow offers over 2800 sq. ft. of developed space. Featuring striking curb appeal with acrylic stucco, stonework, and custom garage doors. Professionally landscaped yard with irrigation, privacy screens, and a sunken patio with a gas fire table. Inside, enjoy dramatic high ceilings, Haro engineered hardwood, designer cabinetry, a waterfall island, and a full-height stone fireplace. The spa-inspired primary suite boasts in-floor heating and a custom-tiled shower. The expansive lower level includes a media room wired for 7.2 surround, a home gym area, two large bedrooms, and generous storage. Additional highlights: triple-pane windows, WiFi-controlled lighting, Arlo doorbells, built-in closets, and an oversized garage. Steps from Fish Creek Park, river pathways, parks, and top-rated schools – luxury and convenience at its finest!

Built in 2018

## Essential Information

MLS® #	A2199187
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



REN Visual

ESTIMATED AREAS  
GLA BELOW GROUND: 1231 sq. ft. EXCLUDED AREAS 266 sq. ft.  
GLA FLOOR 2: 1585 sq. ft. EXCLUDED AREAS 581 sq. ft.  
Total GLA 2816 sq. ft., total area 3663 sq. ft.

Measurements by REN Visual are highly accurate, cannot be used as building schematics



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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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Jetted Tub, Wired for Data, Wired for Sound
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Softener
Heating	High Efficiency, In Floor, Forced Air, Natural Gas, Electric, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room
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	Metal Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	65
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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