



\$ 3,275,000.00

163 CRANBROOK CIRCLE SE CALGARY

<https://paulbrinton.com>

Exquisite & luxurious executive style 4 bedroom home backing onto the Bow River, presenting over 6,500 sq ft of sumptuous living space & designed to capitalize on spectacular views with over sized windows including 20 plus feet of curtain opening windows. The open main level is drenched in natural light...

- 4 beds
- 7 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1163344

Type: Detached

Bedrooms: 4

Baths Half: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-26 20:32:16

Bathrooms: 7

Bedrooms Above Grade: 2

Date added: 11/26/21

Two Piece Bath: 3

Lot size: 8633 sq ft

Year built: 2016

Parking: Heated Garage, Quad or More Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 3

Association Amenities: Clubhouse, Day Care, Park, Recreation Facilities

Community Features:

Fishing, Golf, Park, Playground, Sidewalks, Street Lights, Shopping Nearby

Fencing: Fenced

Cooling: Central Air

Total Parking: 4

Flooring: Hardwood, Tile

Fireplace Features: Electric, Gas, Living Room, Recreation Room

Exterior Features: Built-in

Barbecue, Lighting, Private Entrance, Private Yard

District: CAL Zone SE

Inclusions: Five burner built-in Napoleon BBQ with hoodfan, 220 power washer, R/O faucets in kitchen & coffee bar, second washer & dryer, Hunter Douglas electric blinds, Hunter Douglas blinds & silhouettes, 2 glass bar fridges.



Interior Features: Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Dry Bar,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wired for Sound

Lot Features: Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Few Trees,Front Yard,Landscaped,Underground Sprinklers,Yard Lights,Pie Shaped Lot

Roof Type: Flat

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Walk-Out

Levels: Two

Laundry features: In Basement, Upper Level

Zoning: R-1s

Transaction Type: For Sale

List Price Square Foot: \$ 805.06

Title Land: Fee Simple

Photo Count: 50

Rooms Above Grade: 8

Construction Materials: Composite Siding,Stone,Stucco,Wood Frame

Suite: No

Foundation: Poured Concrete

Frontage Metres: 11.41M 37` 5"

Appliances: Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Garburator,Induction Cooktop,Instant Hot Water,Microwave,Refrigerator,Washer,Water Purifier,Wine Refrigerator

Living Area SF: 4068.00

Subdivision Name: Cranston

Structure Type: House

Lot Size Acres: 0.20

Restrictions: Restrictive Covenant-Building Design/Size,Utility Right Of Way

