



\$ 838,000.00

## 44 CRANBROOK CIRCLE SE CALGARY

<https://paulbrinton.com>

OPEN HOUSE on Saturday December 04 between 11:00am to 2:00pm! Welcome to this exquisite home in the desirable community of Riverstone boasting over 3675 sqft of luxury living space including the finished basement. CUSTOM-built to the homeowners specifications with tons of upgrades such as 9 foot high ceilings on all...

- 4 beds
- 5 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1162362

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 20:33:13

**Bathrooms:** 5

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Lot size:** 5145 sq ft

**Year built:** 2017

**Parking:** Double Garage Attached, Oversized

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Association Amenities:** Other

**Community Features:** Schools  
Nearby, Playground, Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Double Vanity, High  
Ceilings, Kitchen Island, No Smoking  
Home, Open Floorplan, Walk-In Closet(s), Wired  
for Sound

**Roof Type:** Asphalt Shingle

**Total Parking:** 4

**Flooring:** Carpet, Hardwood, Tile

**Fireplace Features:** Gas

**Exterior Features:** Playground

**District:** CAL Zone SE

**Inclusions:** Freezer in the basement

**Lot Features:**  
Landscaped, Level, Rectangular Lot

**Heating Type:** Forced Air



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Laundry Room, Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 8

**Suite:** No

**Frontage Metres:** 12.24M 40`2"

**Living Area SF:** 2683.04

**Structure Type:** House

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

**Levels:** Two

**Zoning:** R-1s

**List Price Square Foot:** \$ 312.33

**Photo Count:** 37

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

**Subdivision Name:** Cranston

**Lot Size Acres:** 0.12

