

7 Cranbrook Landing SE
Calgary, Alberta

MLS # A2219792



\$999,999

Division:	Cranston		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,509 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Wet Bar

Water: -

Sewer: -

Condo Fee: \$ 476

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: TV mounting bracket

OPEN HOUSE on Sunday, June 15th from 2-4pm. Executive Bungalow Villa | Maintenance-Free Living by the Bow River. This executive bungalow villa delivers a rare combination of luxury, convenience, and location, ideal for empty nesters, downsizers, or anyone seeking a maintenance-free lifestyle just steps from the Bow River walking paths. The main floor showcases 9 and 10-foot ceilings, luxury vinyl plank flooring, and a modern open concept through the living room (with gas fireplace), a spacious eating area, and a gourmet kitchen featuring a large island, quartz countertops, and built-in stainless steel appliances including a gas cooktop. A dedicated office/den and convenient main floor laundry add flexibility and function. The primary suite is a private retreat with a spa-like ensuite offering tile flooring, quartz counters with dual sinks, a freestanding tub, and a tile/glass shower. Downstairs, enjoy 9-foot ceilings, two additional bedrooms, a full bathroom, and a large, open family/media/games room complete with a full wet bar. Additional features include central air conditioning, Gemstone exterior lighting, a double attached garage, and a private patio for outdoor enjoyment. This is luxury living without the hassle, in a peaceful location just minutes from the shops and services of South Calgary. Don't miss this incredible opportunity!