

45 Cranbrook Heights SE
Calgary, Alberta

MLS # A2313214



\$1,599,900

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,698 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Environmental Reser		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		
Inclusions:	Garage Shelving, TV Wall Mounts		

Tucked away on a quiet corner lot with just one neighbouring property, this custom built home offers a rare combination of luxury, privacy, and thoughtful craftsmanship just steps from the river pathways. Backing onto a beautiful greenspace and treed pathway system, the setting offers a level of privacy and natural surroundings that is difficult to find. With over 10-foot ceilings, a grand open concept layout, and a vaulted front foyer, the home was designed for both everyday comfort and effortless entertaining. Just off the front entrance is a large dedicated office, while the main living area is anchored by a gas fireplace that adds warmth and character to the space. The kitchen is a true showpiece, featuring high end appliances, a 6 burner gas range with a custom hood fan, an oversized refrigerator, extensive cabinetry, and a powder coated sink. Extensive pot lighting throughout the home creates a warm and elevated atmosphere day and night. The lower level is exceptionally well designed for families or guests, offering three spacious bedrooms, a dedicated entertainment area, and the comfort of in-floor heated basement floors throughout. One of the bedrooms features its own private 4-piece ensuite, while an additional 3-piece bathroom serves the remaining lower-level bedrooms and living space. The mechanical systems in this home are equally impressive, including a high-efficiency Lennox Elite two-stage furnace with dual-zone climate control, central air conditioning, and a premium Bosch boiler system servicing both the basement and the garage in-floor heat. The oversized garage is a standout feature on its own, complete with in-floor heating, full drywall and insulation, and side-mounted LiftMaster garage door openers that allow for the seamless installation of a vehicle lift by eliminating the need for traditional overhead track-mounted motors. With ample space for multiple

vehicles, it is an ideal setup for both car enthusiasts and everyday functionality. Outside, the professionally landscaped lot is equipped with a smart programmable irrigation system, making maintenance simple and efficient. This is a home where quality, functionality, and luxury come together in one of Calgary's most desirable river-adjacent settings.