

**160 Cranbrook Gardens SE**  
**Calgary, Alberta**

**MLS # A2184259**



**\$860,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,167 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Conservation, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

This beautiful home in the desirable Cranston community offers an ideal blend of luxury and practicality. With 4 spacious bedrooms, 3.5 bathrooms, and a dedicated office, it provides ample room for both work and relaxation. Enjoy BREATHTAKING POND views from the comfort of your home, including the main floor with a chef-inspired kitchen, cozy living area, and large balcony. The upper level features a bonus TV room and convenient laundry room, while The FULLY FINISHED WALKOUT BASEMENT is perfect for entertaining with a sleek wet bar, additional bedroom, office space, and private patio overlooking the pond. A private fenced backyard, DOUBLE ATTACHED GARAGE, A/C, and WATER SOFTNER enhance the home's appeal. Located near PARKS, TOP-RATED SCHOOLS, and essential amenities, this home offers a lifestyle of convenience and luxury. Don't miss the chance to experience it—contact us today to schedule your private showing.