

## 7 Cranbrook Landing SE Calgary, Alberta

MLS # A2219792



# \$999,999

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 476
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Wet Bar		

**Inclusions:** TV mounting bracket

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!