

122 Cranberry Court
Hinton, Alberta

MLS # A2278142

\$688,000



Division:	Terrace Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,946 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Lawn, No Neighbours Behind		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R-S3
Foundation:	ICF Block	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Camera system, robot lawn mower, shed , all suite appliances		

Executive bungalow living in Hinton's premier golf course community. Built in 2010 by Gareth Homes, this beautifully appointed bungalow offers luxury finishes and a thoughtfully designed layout, all set against breathtaking west-facing views of the golf course and Rocky Mountain foothills. From the moment you step inside, you'll appreciate the quality craftsmanship throughout, including hardwood flooring, soft-close cabinetry, in-floor heating, and a built-in sound system. Just off the front entry is a private home office, while the staircase to the right leads to a spacious bonus room above the garage, perfect for a media room, gym, or additional living space. The open concept living and dining areas are flooded with natural light from multiple west facing windows, creating an inviting space to relax or entertain while enjoying the stunning views. The chef's kitchen is equipped with high end finishes, a large island, quartz countertops, and stainless steel appliances, making it as functional as it is stylish. The main floor also features a luxurious primary suite with a 5-piece ensuite and walk-in closet, convenient main floor laundry, an additional 3 piece bathroom, and direct access to the heated double attached garage. The fully developed lower level offers exceptional flexibility, featuring three bedrooms, a full bathroom, and a large common area complete with a kitchenette. This unique layout allows for a variety of living arrangements, including an income suite, Airbnb, caregiver accommodations, or a home based business. Recent upgrades include central air conditioning, a full camera system, a robotic lawn mower, and two brand new hot water tanks. This executive home is a rare opportunity in one of Hinton's most desirable neighborhoods and should not be overlooked.