# \$1,589,000 - 900 Cranbrook Gardens Se, Calgary

MLS® #A2226340

### \$1,589,000

4 Bedroom, 4.00 Bathroom, 2,881 sqft Residential on 0.12 Acres

Cranston, Calgary, Alberta

Backing directly onto the Bow River, this exceptional custom-built home offers uninterrupted views and a lifestyle rooted in nature and tranquility. Located in the prestigious community of Riverstone in Cranston, this like-new walkout home sits on a spacious, beautifully landscaped lot with direct access to the pathways of Fish Creek Park. Offering over 4,090 sq ft of meticulously crafted living space, this home was designed to impress. With 4 bedrooms (3 + 1), 3.5 bathrooms, a main floor office, and a fully finished walkout basement, there is space for every stage of life. An oversized triple car garage is just a glimpse of what's to come Inside, you'll find soaring ceilings on all levels along with the expansive windows that frame sweeping river views. The gourmet kitchen features quartz countertops, premium appliances, custom maple cabinetry and a walk-in butler's pantry. Designer lighting and rich floors flow throughout, creating a sense of warmth and elegance.

The upper level includes 3 spacious bedrooms, a bonus room, and luxurious bathrooms with elevated finishes. The primary bedroom is a peaceful haven, complete with river views, a stunning spa like ensuite, with stand alone glass shower and soaker top. Top this off with a massive walk-in closet directly connected to the laundry room.

The walkout basement was made for guests and relaxation, featuring coffered ceilings, a large rec room, an additional bedroom,







bathroom, and direct access to the covered patio and backyard. Every detail, from the high-efficiency furnace and central A/C, has been carefully selected for performance and comfort.

Step outside to enjoy a fully finished outdoor living space with a beautiful balcony, covered patio, all on an expansive yard backing onto nature. Whether you're hosting friends, enjoying a morning coffee, or unwinding at the end of the day, the setting is simply unforgettable.

Riverstone in Cranston is one of Calgary's most coveted communitiesâ€"tucked away in nature yet just minutes from Seton's amenities, top-rated schools, and South Health Campus. Homes of this caliber, in locations like this, rarely come to market. This isn't just a homeâ€"it's a lifestyle.

#### Built in 2022

#### **Essential Information**

MLS® # A2226340 Price \$1,589,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,881
Acres 0.12
Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 900 Cranbrook Gardens Se

Subdivision Cranston

City Calgary
County Calgary
Province Alberta
Postal Code T3M 3L4

#### **Amenities**

Amenities Other

Parking Spaces 6

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double

Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Beamed Ceilings, Low Flow

Plumbing Fixtures

Appliances Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window

Coverings

Heating Forced Air

Cooling Central Air, Full

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out, Exterior Entry

#### **Exterior**

Exterior Features Balcony, Garden, Lighting, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low

Maintenance Landscape, Private, Secluded

Roof Asphalt

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 4th, 2025

Days on Market 11
Zoning R-G
HOA Fees 518
HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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