

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

MLS® #A2226340

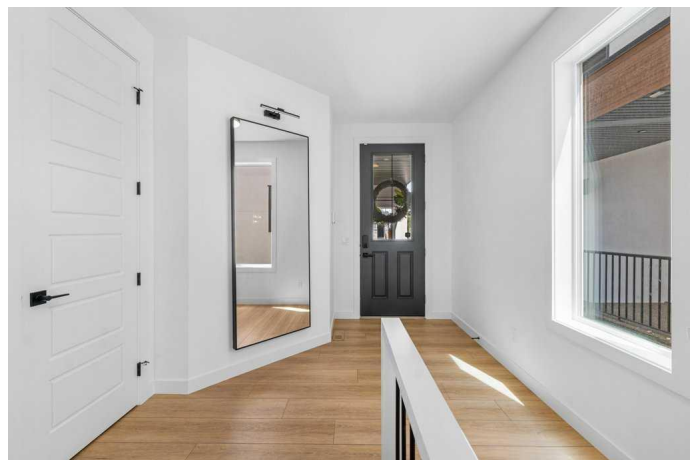
**\$1,589,000**

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 communities 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 home 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 | 13             |
| Zoning         | R-G            |
| HOA Fees       | 518            |
| HOA Fees Freq. | ANN            |

Listing Details

Listing Office                      eXp Realty

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