# \$935,000 - 144 Cranbrook Gardens Se, Calgary

MLS® #A2222374

## \$935,000

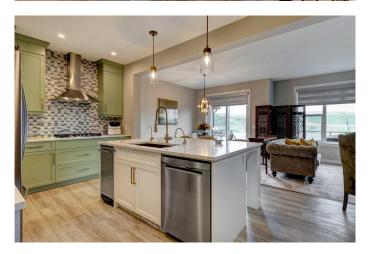
4 Bedroom, 4.00 Bathroom, 1,888 sqft Residential on 0.09 Acres

Cranston, Calgary, Alberta

Riverstone has it all. And here it is, your pristine, unique family home. One of the few that back onto a beautiful pond which offers NGEO level waterfowl, spring through late fall: And so close to Bow River pathways! Brookfield Residential designed this home for the original owner with many many high end upgrades to their lovely Rundle plan. You'll enjoy over 2600 sq ft of finished living space. The open style main living space has soaring 10' ceilings, 8' doors, and upscale touches everywhere. This kitchen has the full meal deal treatment with a custom package. Soft close reinforced drawers, luxury backsplash tiling plus a widened and raised island of white quartz, Stainless steel appliances including a chimney hood fan, microwave and a gas range. Joining your guests will be a pleasure in the main living area, with its large dining area where meals are a joy with a view. This main living area has wide windows and a sliding door opening onto a full length extended deck with glass railings, of course. It overlooks the custom designed backyard and the huge pond. All together, creating a tranquil living space all year round. The rear deck is the perfect place to soak up the sun all year long. The large master suite with its 'wide sreen' window, overlooks the pond and has a gorgeous ensuite, fully glass tiled walk-in shower & a bidet, opening to a luxury sized walk-in closet. Two more bedrooms one with an oversize closet grace the upper level.







theres also bonus area that easily makes space for work out or work /play .A 4 pc bathroom and full laundry room complete the 2nd level. The flex family/living room in the walk out could be a home gym/games area. It has a wet bar with sink & up graded wiring for additional appliances. Also, there's a washer dryer hook up in the storage area to make for even more possibilities and independent living! there's the 4th bedroom here with its beautiful view too. A 4 pc bathroom with linen closet round out the walkout with potential. Sliding doors lead to the fully covered paving stone patio overlooking the backyard & pond. This zen xeri-scaped yard has had 65K in custom designed professional landscaping, including a unique staircase from the deck that makes access to the beautiful yard & green space pond area so easy. Completing this home is an insulated double attached garage with custom wrap around deep & sturdy shelving for all of your extras. Plus, plus, you've got RO system for extra filtered drinking water, trash compactor & hot tap on demand for those quick teas and specialty coffees... Yet Another bonus? yes, your 12 ft walk-in master closet with its own skylight!! Of course, you'll enjoy the central A/C to stay cool all summer long. this wonderful home has all of the things and more that you would have added yourself, but all done and move in ready!. Riverstone is well recognized as a natural wonder neighbourhood. - Note: Pond view homes are rare on the market. Get yours.

Built in 2022

#### **Essential Information**

MLS® # A2222374 Price \$935,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,888 Acres 0.09 Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 144 Cranbrook Gardens Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M3K6

### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bidet, Central Vacuum, Closet Organizers, Granite Counters, High

Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Smart Home, Vinyl Windows, Walk-In

Closet(s), Wet Bar, Wired for Data

Appliances Central Air Conditioner, Dishwasher, Disposal, Electric Oven, ENERGY

STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Garage Control(s), Garburator, Gas Cooktop, Instant Hot Water, Microwave, Oven-Built-In, Refrigerator, Trash Compactor, Washer,

Water Distiller

Heating Central, Electric, ENERGY STAR Qualified Equipment

Cooling Central Air, ENERGY STAR Qualified Equipment

Fireplace Yes

# of Fireplaces 1

Fireplaces Blower Fan, Electric, Living Room, Stone

Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Low Maintenance Landscape, No Neighbours Behind, See

Remarks, Sloped Down, Zero Lot Line

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 17th, 2025

Days on Market 52

Zoning R-G

HOA Fees 518

HOA Fees Freq. ANN

## **Listing Details**

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.