

# \$899,500 - 144 Cranbrook Gardens Se, Calgary

MLS® #A2243562

**\$899,500**

4 Bedroom, 4.00 Bathroom, 1,888 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Riverstone has it all with this unique family home. It's one of the few that back onto the beautiful pond which offers NGEQ level waterfowl, spring through late fall: Super close to Bow River pathways! Brookfield Residential designed for original owner with many high end upgrades to the 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. Your kitchen has the full treatment custom package. Soft close reinforced drawers, luxury backsplash plus a widened and raised island of white quartz, Stainless steel appliances, a chimney hood fan, microwave and a gas top range. Accommodating your guests will be a pleasure, with its large living dining area. This main living area has wide view windows and a sliding door opening onto a full length widened deck with glass railings, of course. It overlooks the zen like professionally designed backyard and over the beautiful pond. All together, it's a natural space all year round. The rear deck is the perfect place to soak up the sun with your morning coffee. Moving through and up the vaulted stairway, a large master suite awaits with its 'wide screen' windows, overlooks the view and its gorgeous ensuite. There's a fully tiled walk-in shower, a bidet, a wide quartz counter dressing area opening to a luxurious walk-in closet. Two more bedrooms, one with another walk-in closet grace the upper level. There's also



bonus area that easily makes space for work out or work /play .A 4pc bathroom & full laundry room complete the 2nd level. Your Walk out is a perfect NANNY or IN-LAW suite! Your flex family/living room could be a home gym/office or games area. It has a granite wet bar with cabinet, & up graded wiring for additional appliances. A washer dryer hook up in the storage area makes for even more possibilities & independent living! The large 4th bedroom /flexroom also has the beautiful view .A 4 pc bathroom with linen closet round out this walkout level . Sliding doors lead to the huge 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, youâ€™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, youâ€™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® #	A2243562
Price	\$899,500
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	T3M 3K6

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Vinyl Windows, Wet Bar, Wired for Data
Appliances	Built-In Oven, Central Air Conditioner, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Humidifier, Instant Hot Water, Microwave, Range Hood, Water Softener, Window Coverings, Built-In Gas Range, Disposal, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, Electric Water Heater, Garburator, Trash Compactor, Water Purifier
Heating	Electric, Forced Air
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Insert, Living Room, Blower Fan, Stone
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape
Roof	Asphalt
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 28th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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