

# \$865,000 - 144 Cranbrook Gardens Se, Calgary

MLS® #A2243562

**\$865,000**

4 Bedroom, 4.00 Bathroom, 1,888 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Riverstone has it all for you with this unique 2600+ finished sq ft living. One of the few that overlook water, offering NGENO level nature viewing. So close to Bow River pathways! A Brookfield Rundle model with so many high end upgrades. The open style main living space has soaring 10' ceilings, 8' doors, and up-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 primary 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      | \$865,000 |
| 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 | T3M 3K6                  |

### Amenities

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

### Interior

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

**Exterior**

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 104             |
| Zoning         | R-G             |
| HOA Fees       | 518             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.