

\$939,000 - 95 Cranbrook Hill Se, Calgary

MLS® #A2257761

\$939,000

3 Bedroom, 3.00 Bathroom, 2,443 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

Welcome to your dream home in Riverstone! This meticulously cared-for 3-bedroom, 2.5-bath Trico home offers 2,442 sq. ft. of upgraded living space, set on a rare oversized lot in a quiet cul-de-sac. With a walkout basement, oversized double attached garage, and professionally landscaped yards, this property backs directly onto endless green space with panoramic views of the Bow River valley - you need to see it when robed in autumn colours!

Step inside to soaring 9 ft ceilings on both the main floor and walkout level. The extended chef's kitchen is a culinary delight, boasting professional-grade appliances, abundant cabinets and pantry space, and sleek granite countertops. Within you'll find rich hardwood floors, quartz counters, and a 6-zone audio system, perfect for entertaining indoors or on the sunshine deck.

The primary suite features top-down blinds, a spa-inspired 6-piece ensuite with a luxury shower, and expansive windows to take in the scenery. Additional highlights include central air conditioning, heat recovery ventilation, and a partially developed walkout basement (with bathroom rough-in) that opens to a stone patio and mature garden complete with a cozy firepit area.

Enjoy year-round comfort and natural beauty in this exceptional property. Riverstone is



renowned for its peaceful pathways, playgrounds, and direct access to the Bow River, making it one of the city’s most sought-after communities.

Built in 2017

Essential Information

MLS® #	A2257761
Price	\$939,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,443
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	95 Cranbrook Hill Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K8

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In
-------------------	---

	Closet(s), Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony, Garden
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Few Trees, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	3
Zoning	R-1s
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% 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.