

\$1,075,000 - 13 Cranbrook Cove Se, Calgary

MLS® #A2264442

\$1,075,000

4 Bedroom, 4.00 Bathroom, 2,164 sqft

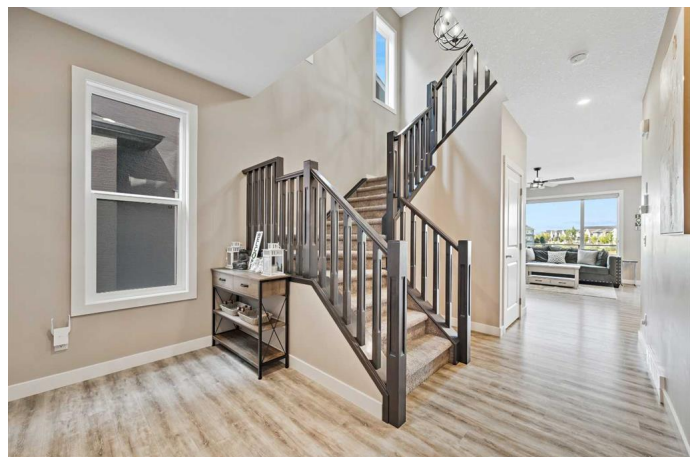
Residential on 0.11 Acres

Cranston, Calgary, Alberta

*** OPEN HOUSE Saturday, October 18, 2025

2-4PM *** Located in Cranston's exclusive Riverstone, this 2,167 sq ft two-storey, air conditioned, family home features 4 bedrooms and 3.5 bathrooms, thoughtfully laid out with all bedrooms on the upper level alongside a spacious bonus room and a fully developed walkout basement. The open-concept main floor boasts 9' ceilings, oversized windows, and direct sightlines to the pond and walking paths behind. The gourmet kitchen is anchored by an 8-foot island, complete with quartz countertops, stainless steel appliances, and an extended walk through pantry with generous storage and unbeatable prep space. Upstairs, the spacious primary suite offers a 4 pc ensuite, with a deep soaker tub, glass shower, large vanity with makeup area, plus a generous walk-in closet. Recent interior upgrades include new lighting throughout chandeliers, ceiling fans, and pot lights. The lower level, finished in July, provides over 730 sqft of additional living space, with a wet bar/kitchenette, large rec room, office nook, full 3pc bath with a walk-in shower, and two storage rooms. The insulated, attached double garage (over 385 sqft) completes the package.

Your outdoor living options include an expansive upper deck (complete with natural gas hook up, an oversized ground level patio, and easily maintained landscaping with unique foliage in the backyard. You'll especially love



the direct access to walking trails and the nearby Bow River right from your backyard. Easy access to Deerfoot and Stoney Trails. Convenient to Seton YMCA, excellent schools, all the shops and restaurant amenities. Do not miss your opportunity to bring your family to one of Calgary’s most desirable upscale communities!

Built in 2018

Essential Information

MLS® #	A2264442
Price	\$1,075,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,164
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	13 Cranbrook Cove Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S9

Amenities

Amenities	Clubhouse, Other, Park, Party Room, Playground, Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator

Heating Central, High Efficiency, Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Standard Shaped Lot, Environmental Reserve

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 15th, 2025

Days on Market 1

Zoning R-G

HOA Fees 518

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Complete Realty

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