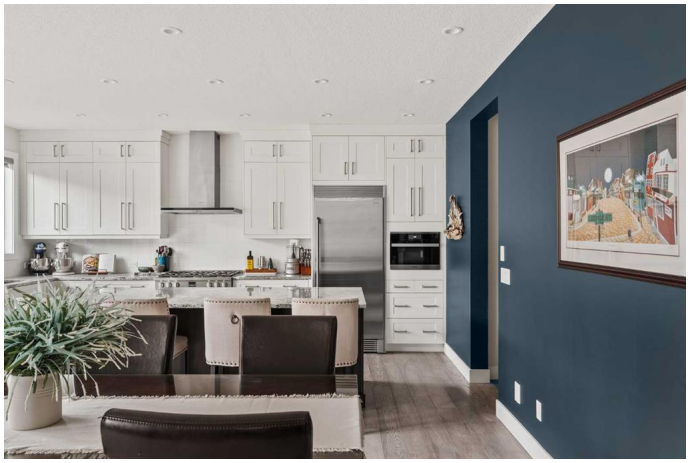
$1,274,900 - 40 Cranbrook Drive Se, Calgary

MLS® #A2210834

$1,274,900
5 Bedroom, 4.00 Bathroom, 2,857 sqft
Residential on 0.15 Acres



Cranston, Calgary, Alberta

Spectacular custom built five bedroom home in desirable Riverstone in Cranston. This executive home exudes quality and functionality with over 2850 square feet above grade and an additional 1000 square feet of additional living space below grade. You will be amazed by the upgrades that are abundant throughout this house including a six burner oven, separate oversized fridge and freezer, steam oven, microwave, commercial grade hood-fan, a massive walk-in pantry and Butlerâ€™s pantry . The large kitchen has exceptional storage space in addition to a huge island with breakfast bar . The soaring ceilings in the great room only enhance the spectacular view of the impressive bluff out the back! A large mudroom, a two piece powder room and office complete this magnificent main level! The massive primary suite is a second to none! With an exceptional five piece ensuite with loads of storage, you wonâ€™t be disappointed! You will also be blown away by the primary closet! Complete with multiple built-ins, shoe racks and drawers, this is a clothes loversâ€™ dream closet. For convenience sake, there is a cheater door into a full laundry room with loads of additional storage. Two bedrooms complete this level with a five piece bathroom and a large bonus room perfect for family gatherings. The lower level has two large bedrooms, a three-piece bathroom and family room with wet bar. Just a few of the many add-ons to this house include a hot tub, two air-conditioning units with zoned

furnaces for ultimate climate control, a Kinetico water system, a massive hot water tank, underground sprinkler system, and an oversize triple garage with 8 foot cedar doors. This property is a gem and will be a pleasure to view!

Built in 2015

Essential Information

MLS® #	A2210834
Price	$1,274,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,857
Acres	0.15
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Cranbrook Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K7

Amenities

Amenities	Recreation Facilities
Parking Spaces	3
Parking	Driveway, Front Drive, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Bar Fridge, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Masonry
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, See Remarks, Views, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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