

# \$899,900 - 133 Cranbrook Gardens Se, Calgary

MLS® #A2213110

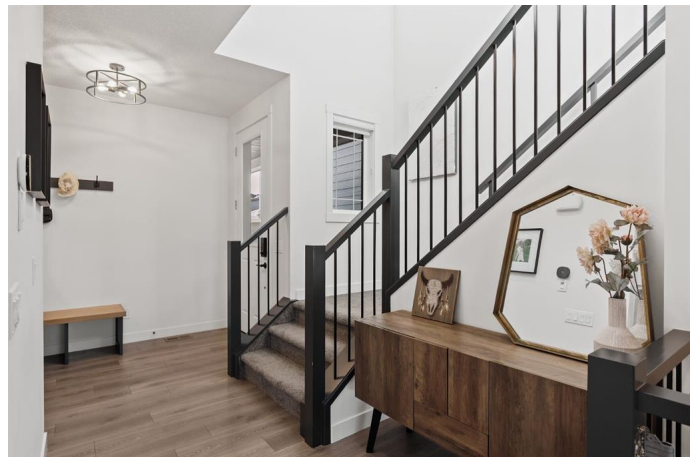
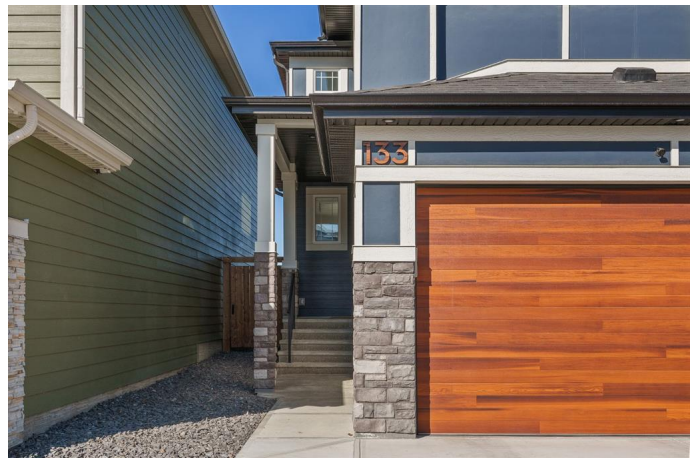
**\$899,900**

3 Bedroom, 4.00 Bathroom, 2,192 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully upgraded home in the heart of Cranston's prestigious Riverstone community, where luxury meets nature along the banks of the Bow River. This meticulously maintained property offers three spacious bedrooms, three and a half bathrooms, and a newly developed basement completed with permits, delivering 3,058 square feet of refined living space designed for both function and comfort. From the moment you enter, you'll appreciate the thoughtful design and high-end finishes that define the main floor. Soaring 9-foot ceilings and oversized 8-foot doors create an open, airy atmosphere, while wide plank laminate flooring flows seamlessly throughout. The open-concept layout is anchored by a large living room featuring an elegant electric fireplace and a custom built-in bar perfectly extending the living room for entertaining or unwinding after a long day. The kitchen is a true chef's dream, offering upgraded stainless steel appliances including a gas range and pot filler, sleek quartz countertops and a large central island complete with a silgranit sink and garburator. A walkthrough pantry with custom wood shelving adds convenience, while the adjacent mudroom with built-ins ensures everyday organization. Sliding patio doors lead to the west-facing backyard, where you'll find a full-length composite deck, complete with a built-in awning and overhead heaters—ideal for enjoying outdoor living in every season.



Upstairs, a generous central bonus room provides a versatile space for relaxation or play. The luxurious primary suite boasts soaring ceilings, a walk-in closet and a spa-inspired five-piece ensuite featuring dual sinks, a fully tiled glass shower and a large soaker tub. Two additional bedrooms are thoughtfully positioned at the opposite end of the floor, along with a beautifully finished second full bathroom and an expansive laundry room adorned with designer tile. The recently completed basement expands the home's living space even further, featuring a full third bathroom with a tiled shower, a large open recreation area, as well as a designated gym space. With plenty of room to accommodate a future fourth bedroom and a substantial storage room already in place, the basement offers endless flexibility for growing families or active lifestyles. An oversized heated double attached garage with a designer CHI garage door provides ample space for vehicles and storage. Additional upgrades such as central air conditioning, built-in speakers throughout the home, a water softener, and a large outdoor storage shed add exceptional value. Set in one of Calgary's most naturally beautiful communities, this home offers direct access to the picturesque pathways and tranquil green spaces that line the Bow River. Cranston's Riverstone is a truly special place to call home—offering a rare blend of urban convenience and natural serenity, all within minutes of top-rated schools, shopping, dining, and recreational amenities both in Upper Cranston and nearby at Seton.

Built in 2021

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2213110  |
| Price  | \$899,900 |

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,192       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 133 Cranbrook Gardens Se |
| Subdivision | Cranston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 3C3                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Day Care, Game Court Interior, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway  |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                            |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle   |
| Construction      | Cement Fiber Board, Wood Frame                                    |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 5                |
| Zoning         | R-G              |
| HOA Fees       | 518              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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