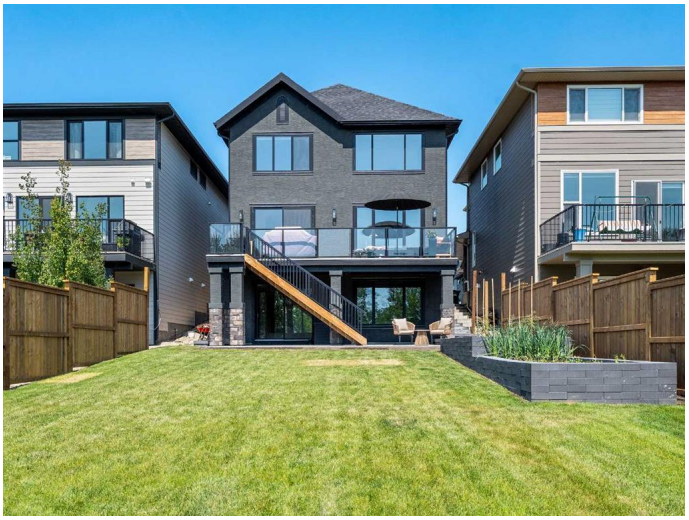
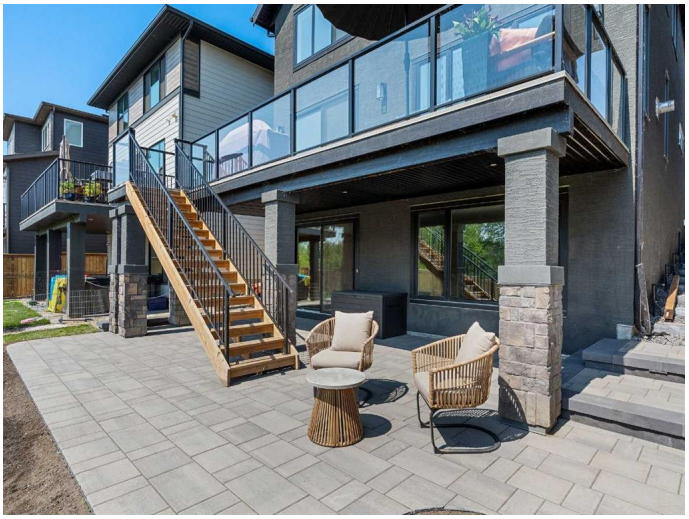
$1,250,000 - 468 Cranbrook Gardens Se, Calgary

MLS® #A2230928

$1,250,000
4 Bedroom, 4.00 Bathroom, 2,227 sqft
Residential on 0.14 Acres





Cranston, Calgary, Alberta

Welcome to 468 Cranbrook Gardens, where nature meets luxury. OPEN HOUSE Saturday and Sunday June 14 & 15th from 1-4pm. Backing directly onto the Bow River, this exceptional home offers unobstructed views and a lifestyle defined by peace and connection to the outdoors. Situated on an extra-large, thoughtfully landscaped lot in one of Cranston Riverstoneâ€™s most sought-after locations, this property is sure to impress from the moment you arrive.

This home blends high-end style with everyday function. With 4 bedrooms (3 + 1), 3.5 bathrooms, a bonus room, main floor office with a dedicated gym and yoga studio in the walkout basement, thereâ€™s space for every lifestyle.

The main level is truly a showstopper. Youâ€™ll find rich hardwood floors, 9â€™ ceilings with an impressive open-to-below design, and oversized upgraded windows that frame the river views. The gourmet kitchen features an extended island, premium appliances, and upgraded stone countersâ€”anchored by designer lighting and fixtures that elevate the entire space. The main floor also includes a private office or flex space, a walk-through pantry, and a mudroom with built-in storage connecting to the garage.

Upstairs, the luxury continues with hardwood throughout, a cozy bonus room, and three

spacious bedrooms. The bathrooms feature upgraded tile and heated floors, while voice-controlled blinds, built-in speakers, and premium finishes add comfort and convenience throughout. The laundry room also features upgraded tile and stylish fixtures.

The fully developed walkout basement adds even more living space, with 9â€™ ceilings, a private bedroom and bathroom with heated flooring, a home gym, and a yoga studio overlooking the river valleyâ€”perfect for fitness and relaxation. A large storage room completes the lower level.

Every detail outside has been just as carefully considered. From the aggregate concrete driveway to the glass railings on the upper balcony, full staircase access to the lower patio, and a fully integrated irrigation system, outdoor living is easy and inviting. Whether youâ€™re enjoying a quiet morning on the deck, hosting friends, or tending your garden, this backyard is truly a private escape. Fencing and extended lower patio + stairway is a wonderful addition for hosting or drinking your morning coffee listening to the wildlife! Lighting compliments the staircase giving mood lighting.

The heated garage is also upgraded with a dog wash station, custom paneling, built-in storage, and wiring for two electric vehicles.

This isnâ€™t just a homeâ€”itâ€™s a lifestyle, nestled within one of Calgaryâ€™s most picturesque communities. Steps from parks, walking paths, and Fish Creek Provincial Park, and just minutes to Seton amenities, top-rated schools. 468 Cranbrook Gardens delivers the perfect blend of luxury, space, and location.

A rare opportunity like this must be seen in

person to be fully appreciated. Book your showing today!

Built in 2022

Essential Information

MLS® #	A2230928
Price	$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,227
Acres	0.14
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	468 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N5

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Water

	Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Garden, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District

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