\$1,650,000 - 49 Cranbrook Cape Se, Calgary

MLS® #A2243021

\$1,650,000

3 Bedroom, 3.00 Bathroom, 1,758 sqft Residential on 0.25 Acres

Cranston, Calgary, Alberta

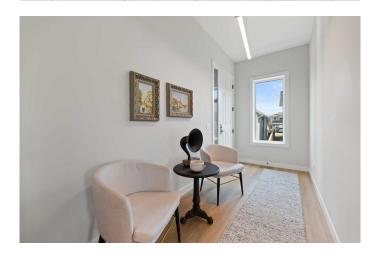
Welcome to one of Calgary's finest offeringsâ€"where timeless design meets natural beauty in the prestigious enclave of Cranston Riverstone. This 2022-built luxury walkout bungalow is more than a homeâ€"it's a rare riverfront sanctuary, backing directly onto the Bow River and untouched natural reserve, offering uninterrupted views and total privacy with no rear neighbours.

Designed for the discerning homeowner, this exquisite 3-bedroom, 2.5-bathroom estate offers 1757 SQFT on the main level and over 3000 SQFT of total developed living space. From the moment you enter, you'II be captivated by the flood of natural light, soaring ceilings, and seamless flow of the open-concept layout. The luxury kitchen is a chef's dreamâ€"featuring premium custom cabinetry, high-end appliances, and an abundance of space for both functionality and style.

The great room offers expansive river views and opens onto your private upper deckâ€"perfect for morning coffee or evening wine. Retreat to your serene primary suite, complete with a spa-like ensuite and custom walk-in closet. Downstairs, the fully developed walkout basement extends your lifestyle with space for an entertainment zone, home gym, or private retreat.







Outside, nature becomes your neighbour. Walk the endless trails of Cranston's preserved river valley, or simply enjoy the peaceful stillness from your backyard. The oversized triple-car heated garage, central A/C, and high-efficiency furnace complete the package for true year-round comfort and peace of mind.

Built in 2022

Essential Information

MLS® # A2243021 Price \$1,650,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,758
Acres 0.25
Year Built 2022

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 49 Cranbrook Cape Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3L5

Amenities

Amenities Other Parking Spaces 6

Parking Heated Garage, Triple Garage Attached

of Garages 3

Interior

Interior Features Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen

Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz

Counters, Recessed Lighting, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop,

Range Hood, Washer/Dryer, Window Coverings, Oven-Built-In

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Great Room

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Fire Pit

Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, Gazebo,

Landscaped, Lawn, No Neighbours Behind, Creek/River/Stream/Pond,

Irregular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 25th, 2025

Days on Market 1

Zoning R-2M HOA Fees 518 HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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