

# \$1,599,000 - 49 Cranbrook Cape Se, Calgary

MLS® #A2243021

**\$1,599,000**

3 Bedroom, 3.00 Bathroom, 1,758 sqft

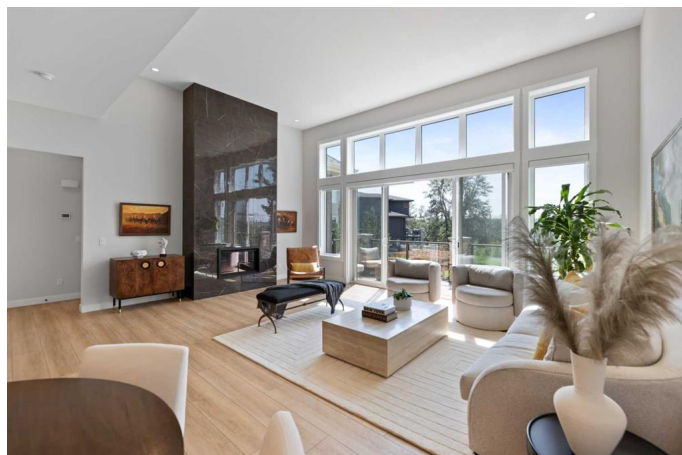
Residential on 0.25 Acres

Cranston, Calgary, Alberta

Welcome to one of Calgary's finest offerings where timeless design meets natural beauty in the prestigious enclave of Cranston Riverstone. This 2022-built luxury walkout bungalow is more than a home—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'll 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 dream—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 deck—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 Cranstonâ€™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	\$1,599,000
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	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Chandelier, Closet Organizers, Kitchen Island
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Washer/Dryer, Window Coverings, Central Air Conditioner
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, Few Trees, Landscaped, Lawn, No Neighbours Behind, Backs on to Park/Green Space, Creek/River/Stream/Pond, Gazebo, Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 25th, 2025
Days on Market	48
Zoning	R-2M
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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