

# \$1,299,000 - 227 Cranbrook Circle Se, Calgary

MLS® #A2213598

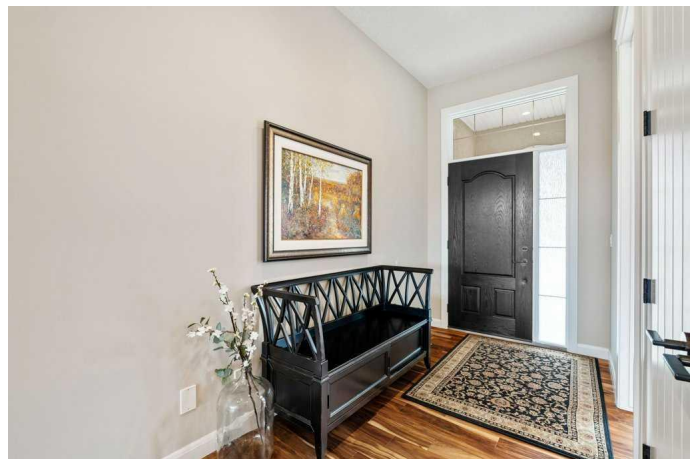
**\$1,299,000**

3 Bedroom, 3.00 Bathroom, 1,619 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

Welcome to Riverstone – this is an exquisitely designed home that masterfully blends classic architecture with contemporary comforts, offering a layout that’s as functional as it is beautiful. Located on a coveted lot backing directly onto a peaceful pond and expansive greenspace, this home provides a rare balance of indoor luxury and outdoor tranquility. From the moment you arrive, this home makes a lasting impression with its elegant exterior and striking architectural details. Inside, you’ll find over 3,100 total sq ft of thoughtfully designed living space, with 10’ ceilings on the main level, wide-plank flooring, and upgraded lighting throughout. The attention to detail is immediately evident, with 8’ interior doors adding to the sense of grandeur and openness. One of the home's signature features – the dramatic curved staircase – creates a striking focal point, tying together all levels of the home in style. At the heart of the main floor lies a stunning chef’s kitchen equipped with upgraded stainless steel appliances, sleek granite countertops, a full-height backsplash, and an oversized island ideal for both meal prep and gathering. The large pantry adds practical convenience, and has quick access to the mudroom and attached garage – perfect for busy families & grocery runs. The dining area easily accommodates larger dinner parties and flows seamlessly into the spacious great room, where a gas fireplace adds warmth and



ambiance. The primary suite is a true sanctuary, complete with a luxurious ensuite that features in-floor heat, dual vanities, a fully tiled walk-in shower, a freestanding soaker tub, and a large walk-in closet. Adjacent to the front entry is a bright and versatile office with double 8â€™™ French doorsâ€™”an ideal setup for working from home or a private retreat. A stylish 2-piece powder room and a large laundry room with upper cabinetry and ample storage complete the main floor, providing everything you need within easy reach. The fully finished walkout basement offers even more living space, ideal for entertaining or multigenerational living. A large open recreation and family area is anchored by a beautiful stone-faced fireplace and a second dining space, while the wet barâ€™”complete with a tiled backsplashâ€™”adds a touch of luxury. Two oversized bedrooms provide flexible options for guests, teens, or a home gym, including one with expansive windows and a spacious walk-in closet. A full 4-piece bathroom and ample storage space complete this level, making it as practical as it is beautiful. Additional highlights include upgraded lighting, air conditioning, a water softener, and extra water connections outside, including one in the garage, perfect for everything from gardening to car washing. And outside, the yard opens to a scenic pond and walking paths, offering a serene backdrop for morning coffees, evening walks, or weekend BBQs with friends and family. Set within an amenity rich community offering parks, schools, shopping & more, look no further!

Built in 2016

**Essential Information**

MLS® #	A2213598
Price	\$1,299,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,619
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	227 Cranbrook Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L9

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Double Oven, Dryer, Freezer, Garage Control(s), Garburator, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Stone, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

**Exterior**

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	55
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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