

\$1,149,900 - 10 Cranbrook Hill Se, Calgary

MLS® #A2249415

\$1,149,900

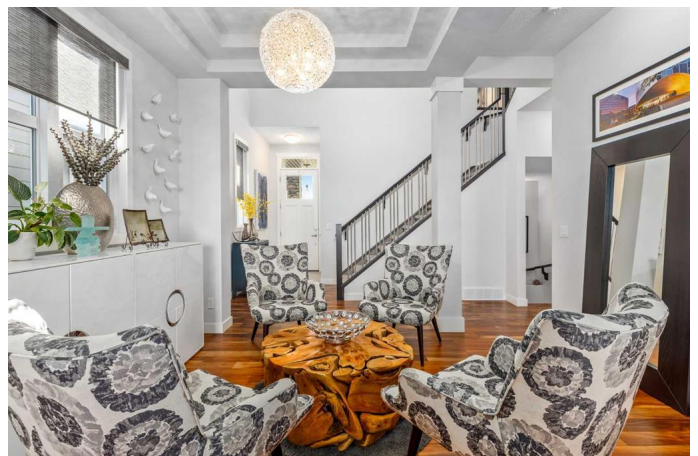
4 Bedroom, 4.00 Bathroom, 2,499 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

**** OPEN HOUSE SUNDAY AUG 24th**

1-3PM** From the moment you step inside, this stunning home feels like something out of a Pinterest board or a high-end interior design magazine. Every detail has been thoughtfully selected & expertly executed, making it a true showstopper that shows 10 out of 10. Located in the prestigious community of Riverstone in Cranston, this 2,500 sq ft two-storey home offers an unbeatable lifestyle—backing directly onto a tranquil natural reserve & fronting onto a kid-friendly playground. It's the ideal combination of luxury, functionality, & location. Inside, you're greeted by 10' ceilings, acacia hardwood floors, & a layout that flows effortlessly. The front dining room features a double tray ceiling & a striking designer light fixture, while the expansive rear living room is anchored by a gas fireplace wrapped in marble-style tile with a lower hearth. Large windows along the back wall frame serene views of the green space beyond, bringing the outdoors in. The chef's kitchen is a showpiece—featuring full-height dark-stained cabinetry with bar pulls, white quartz counters, upgraded appliances, & a stunning herringbone tile backsplash that extends to the ceiling around the hood fan. A cabinet-style pantry wraps into a coffee bar nook for added function & flair. The back mudroom connects seamlessly to the oversized garage & includes locker-style built-ins. A beautifully wallpapered 2-piece powder room adds a touch of charm. Upstairs,



the large bonus room is wrapped in modern railing & showcases a birch forest wallpaper feature wall, built-in ceiling speakers, & laminate floors that continue throughout the upper level (carpet only on the stairs). A convenient built-in desk area outside the kidsâ€™™ bedrooms creates a perfect zone for homework or study sessions, while a built-in bench at the top of the stairs offers a cozy reading nook. All three bedrooms include custom California Closet-style built-ins for thoughtful storage. The primary suite overlooks the peaceful reserve & features a spa-like ensuite with a large soaker tub framed by a picture window, a massive glass shower, dual sinks with a dedicated vanity space, & a barn-style door leading to the generous walk-in closet. The professionally finished basement, completed by the builder, extends the living space with durable laminate floors, a spacious rec room, a bright fourth bedroom with a wallpaper feature wall, a 4-piece bathroom, & a sleekÂ wet bar complete with sink & mini fridgeâ€”ideal for entertaining or relaxing movie nights. Step outside to discover your private oasis. The beautifully landscaped backyard is designed for both comfort & calm, with mature trees providing privacy & a two-tiered deck perfect for hosting or unwinding. A cozy hot tub area invites you to relax year-round, while thoughtful details like under-deck storage and low-maintenance landscaping enhance the functionality.

Built in 2016

Essential Information

MLS® #	A2249415
Price	\$1,149,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,499
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	10 Cranbrook Hill Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K8

Amenities

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

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Garden,

	Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting, Treed, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Days on Market	20
Zoning	R-G
HOA Fees	493
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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