

\$2,499,900 - 140 Cranbrook View Se, Calgary

MLS® #A2253375

\$2,499,900

3 Bedroom, 4.00 Bathroom, 2,814 sqft

Residential on 0.30 Acres

Cranston, Calgary, Alberta

* SEE VIDEO *Perched above the Bow River with unobstructed views and backing directly onto an environmental reserve, this extraordinary French Normandy-inspired walk-out bungalow is a true masterpiece. Offering over 5,190 sq. ft. of developed living space, this custom-built Albi estate rests on one of the most coveted lots in Riverstone Cranston—Calgary's premier riverfront community celebrated for its exclusivity, timeless elegance, and key-point access to world-class fly fishing.

From the moment you arrive, the setting makes an impression. More than \$300,000 has been invested in professional landscaping, featuring exposed aggregate, custom stone-masonry pathways, statues, fountains, year-round low-maintenance greenery, full irrigation, and outdoor lighting—all designed to create an estate-like presence. A heated triple garage with Polyurea flooring and an extended driveway combines luxury with practicality.

Inside, a grand foyer welcomes you with soaring vaulted ceilings and sweeping river views framed by custom stained-glass windows. Warm farmhouse oak hardwood flows throughout, seamlessly connecting each space. The chef's kitchen is a true showpiece with rich custom cabinetry, exotic Violet Onyx counters, a hammered copper hood fan, an oversized island with dining extension, Sub-Zero and Miele appliances, and an eight-burner Wolf range. The formal



dining room, complete with coffered ceilings, opens to breathtaking river vistas, while a covered deck with motorized screens and a west-facing terrace make outdoor living effortless.

The main floor primary suite offers a serene retreat with panoramic river views, a spa-inspired ensuite with steam shower, body jets, and soaker tub, as well as a custom walk-in closet. A private office with built-ins completes this level.

The walk-out lower level is designed for both relaxation and entertainment, featuring a wet bar with wine fridge, golf simulator, home gym, expansive family room, and two additional bedrooms—each with private ensuites and walk-in closets. Radiant in-floor heating ensures year-round comfort, while a covered patio and gas fire pit extend the living space outdoors.

Every detail has been meticulously curated, from the open-riser staircase to the thoughtfully designed outdoor living areas overlooking the Bow River. Just minutes from South Health Campus, restaurants, shopping, and endless pathways, this estate blends timeless craftsmanship with a lifestyle second to none.

This is more than a home—it's a legacy property. Book your private showing today!

Built in 2013

Essential Information

MLS® #	A2253375
Price	\$2,499,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,814
Acres	0.30

Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	140 Cranbrook View Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W6

Amenities

Amenities	Park, Playground
Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached, Aggregate, Garage Faces Side, Oversized
# of Garages	3

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Stone Counters, Tray Ceiling(s)
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Tankless Water Heater, Washer, Water Purifier, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Misting System, Outdoor Grill, Storage,
-------------------	---

	Built-in Barbecue
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Garden, Low Maintenance Landscape, Paved, Private, Treed, Underground Sprinklers, Views, Yard Lights
Roof	Rubber
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.