

\$1,125,000 - 1176 Cranbrook Gardens Se, Calgary

MLS® #A2269496

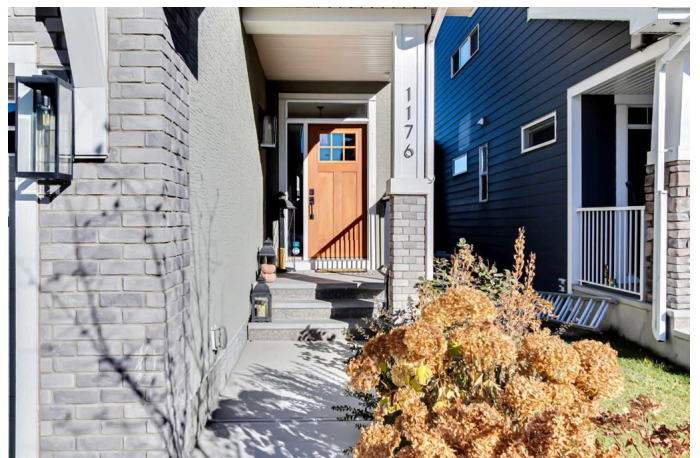
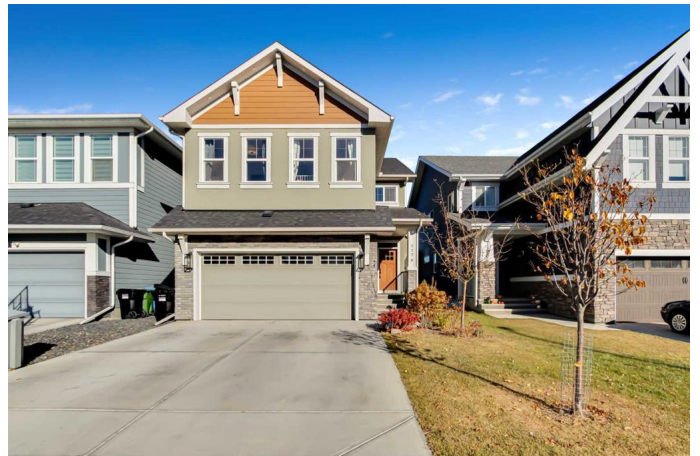
\$1,125,000

4 Bedroom, 4.00 Bathroom, 2,402 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

Welcome to this stunning, fully upgraded 4 bedroom, 3.5 bath home in the highly sought after community of Cranston's Riverstone. Perfectly positioned backing onto green space and just steps from the river, walking paths and the pond, this 2,402 sq.ft home blends luxury finishes with thoughtful design. The main floor offers an elongated entryway leading to an open concept living area flooded with natural light, a beautiful gas fireplace surrounded by custom built ins, a gourmet kitchen with quartz counters and backsplash, upgraded KitchenAid black stainless steel appliances, gas range with pot filler, custom hood fan, farmhouse sink, dining room, large walk in pantry and designer lighting. A custom mudroom with built in lockers adds everyday convenience. Upstairs features three bedrooms and two full baths, including a secondary bath with double vanities - perfect for sharing. The primary bedroom impresses with vaulted ceilings, a spa like ensuite, complete with a freestanding tub, rain shower with marble and zellige style tile, separate vanities and a large walk in closet connected to a convenient laundry room. A spacious vaulted bonus room completes the upper level. Downstairs, the fully finished basement includes a fourth bedroom, office space, full bath, wet bar with quartz counters/sconces and a cozy living area with an electric fireplace - ideal for entertaining. With over 100k in premium upgrades, including heated floors, custom cabinetry, built in speakers, smart



lighting and rough ins for A/C and central vac,
this home offers modern comfort and timeless
style in a beautiful natural setting.

Built in 2020

Essential Information

MLS® #	A2269496
Price	\$1,125,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,402
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1176 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3C3

Amenities

Amenities	Park, Recreation Facilities, Clubhouse, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Chandelier, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
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Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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