

# \$714,900 - 47 Cranbrook Gardens Se, Calgary

MLS® #A2205180

**\$714,900**

3 Bedroom, 3.00 Bathroom, 1,801 sqft  
Residential on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom home in the highly sought-after community of Cranston's Riverstone! Built in 2021, this modern residence perfectly blends style and functionality, featuring stainless steel appliances, sleek laminate flooring, and an open-concept, multi-level layout—ideal for both everyday living and entertaining.

The bright and spacious kitchen boasts granite countertops, a large island, and ample cabinetry, seamlessly flowing into the inviting living and dining area. Upstairs, you'll find a generous bonus room and convenient second-floor laundry.

The primary suite is a true retreat, located on the top level, featuring a spa-like ensuite and walk-in closet. Two additional bedrooms provide plenty of space for family or guests, and a second full bathroom completes this floor.

Enjoy the convenience of an unfinished walk-out basement, ready for your personal touch—whether it's a home gym, recreation room, or additional living space.

Nestled in Cranston's Riverstone, you'll love being surrounded by nature, with easy access to walking paths, parks, and the Bow River.



Don't miss this opportunity to call this incredible home yours—schedule a viewing today!

Built in 2021

### Essential Information

MLS® #	A2205180
Price	\$714,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,801
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	47 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X5

### Amenities

Amenities	Clubhouse, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove,

Microwave, Refrigerator, Was  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished, Walk-Out

### Exterior

Exterior Features Balcony  
Lot Description Back Yard  
Roof Asphalt Shingle  
Construction Cement Fiber Board  
Foundation Poured Concrete, Wood

### Additional Information

Date Listed March 27th, 2025  
Days on Market 9  
Zoning R-G  
HOA Fees 495  
HOA Fees Freq. ANN

### Listing Details

Listing Office Keller Williams BOLD Realty

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