

\$1,249,000 - 36 Cranbrook Cape Se, Calgary

MLS® #A2256660

\$1,249,000

4 Bedroom, 4.00 Bathroom, 2,621 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

WELCOME HOME! Looking for an elevated lifestyle experience? Your opportunity is here! Nestled in the prestigious Riverstone in Cranston, this executive 2 storey home offers over 3620 sq. ft. including a fully developed basement, all backing onto complete privacy with no neighbours or pathways behind. Situated on a quiet cul-de-sac surrounded by untouched green space, this is a rare setting where luxury and nature meet. From the moment you enter, a wall of windows along the rear of the home frames uninterrupted greenspace views, filling the interior with natural light. The main floor boasts 9' ceilings, luxury vinyl plank flooring, and a seamless open-concept design. The chef's kitchen is a masterpiece featuring ceiling-height cabinetry, quartz countertops, a herringbone backsplash, premium stainless steel appliances including a wall-mounted oven and gas cooktop, a massive island with breakfast bar, and a walk-through pantry. The dining and living areas blend beautifully, complemented by a tile-surround gas fireplace, while a front flex room provides the perfect home office. Upstairs, the wrought-iron staircase leads to a bonus room overlooking the backyard views, along with 4 spacious bedrooms. The primary retreat is a true sanctuary with a spa-like ensuite offering dual sinks, quartz counters, a glass shower, and a freestanding soaker tub. The upper level is completed by a designer laundry room with built-ins, front-load appliances, and decorative



tile flooring. The professionally developed basement with 9â€™™ ceilings is designed for an elevated lifestyle. A private theatre room with custom built-ins and bar fridges creates the ultimate entertainment zone, while the glass-enclosed home gym with professional flooring offers a space to recharge. Off the gym, youâ€™™ll find a private wellness retreat featuring a full sauna and steam shower, creating the ultimate at-home escape! Modern comforts extend throughout the property, including full central air conditioning, a smart lighting package in the basement, and an impressive Gemstone exterior lighting system that elevates the homeâ€™™s curb appeal year-round. Outdoors, the escarpment is your personal backdrop. Enjoy coffee in your huge yard, evenings watching wildlife, or children playing in the quiet yard. Just steps to the Bow River pathways and minutes to schools, shops, restaurants, South Health Campus, and major routes. Book your showing today, you are going to love this home!

Built in 2022

Essential Information

MLS® #	A2256660
Price	\$1,249,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,621
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Cranbrook Cape Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3L5

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s), Sauna
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Other, Private, Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Other
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	33
Zoning	R-2M

HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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