

# \$699,500 - 47 Cranbrook Gardens Se, Calgary

MLS® #A2205180

**\$699,500**

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

Cranston, Calgary, Alberta

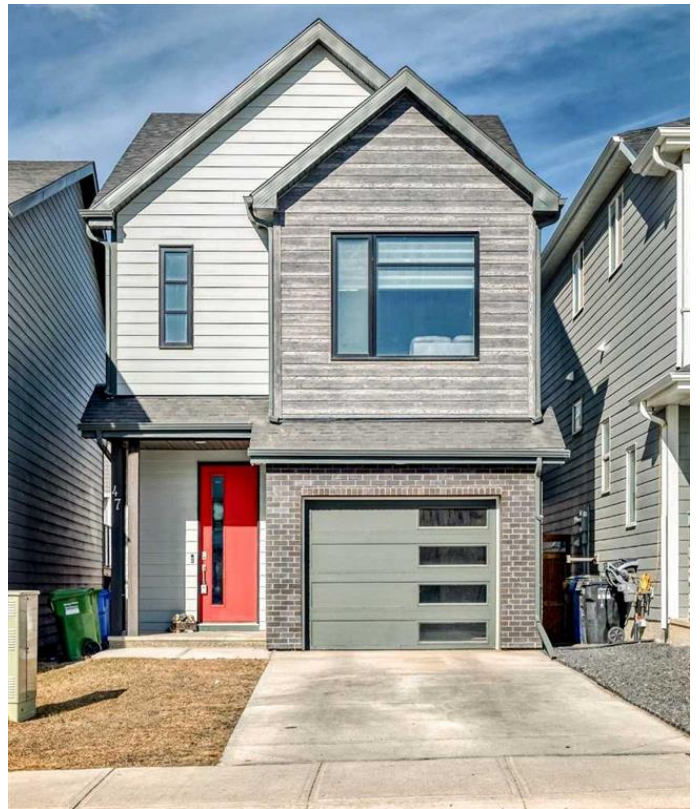
Welcome to this beautifully designed 3-bedroom, 2.5-bathroom home in the highly sought-after community of Cranston's Riverstone! Built in 2021, this modern residence perfectly blends style and functionality, featuring stainless steel appliances, sleek laminate flooring, and an open-concept, multi-level 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          | \$699,500   |
| 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), Gas Stove, Microwave,                                                    |

|              |                              |
|--------------|------------------------------|
|              | Refrigerator, Washer, Window |
| 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 | 24               |
| Zoning         | R-G              |
| HOA Fees       | 495              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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