

# \$950,000 - 186 Cranbrook Park Se, Calgary

MLS® #A2172620

**\$950,000**

3 Bedroom, 3.00 Bathroom, 2,250 sqft  
Residential on 0.10 Acres

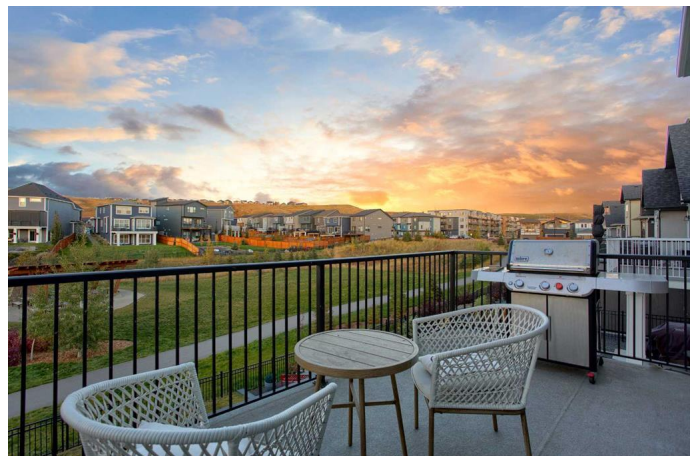
Cranston, Calgary, Alberta

Welcome to Cranstons Riverstone, a stunning 2,250 sqft home offering modern elegance and natural beauty in the prestigious community of Cranston's Riverstone. Backing directly onto tranquil green space, this 3-bedroom, 2.5-bath property with an unfinished walkout basement is perfect for families and professionals alike.

The exquisite white chef's kitchen is a true showstopper, featuring stone countertops, a gas stove, a walk-through pantry, and premium stainless steel appliances. Entertaining is a breeze in the spacious open-concept main floor, complemented by an electric fireplace and central air conditioning for year-round comfort.

Upstairs, the layout is thoughtfully designed with three generous bedrooms, including a luxurious primary suite with spa-like ensuite, and plenty of room for family and guests. The Hardie board siding adds lasting curb appeal, while the walkout basement provides exciting potential to customize your dream space.

Nestled in one of Calgary's most sought-after communities, Cranston's Riverstone offers a unique blend of urban convenience and serene natural surroundings. This vibrant neighborhood is bordered by the Bow River and boasts endless pathways, parks, and scenic views. Enjoy the outdoors with access to the Cranston Residents



Association, featuring a private clubhouse, skating rink, tennis courts, and community events throughout the year.

Families will appreciate the proximity to top-rated schools, including Cranston School (K-4), Dr. George Stanley School (5-9), and Joane Cardinal-Schubert High School (10-12). The nearby Seton Urban District provides all your shopping, dining, and entertainment needs, while convenient access to Deerfoot and Stoney Trail ensures an easy commute.

This is more than just a home â€“ itâ€™s a lifestyle in a community that truly has it all.

Donâ€™t miss the opportunity to make this exceptional property your own!

Built in 2021

### **Essential Information**

MLS® #	A2172620
Price	\$950,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,250
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	186 Cranbrook Park Se
Subdivision	Cranston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 3C2

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	85
Zoning	R-G
HOA Fees	517
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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