

# \$974,900 - 95 Cranbrook Hill Se, Calgary

MLS® #A2239694

**\$974,900**

3 Bedroom, 3.00 Bathroom, 2,443 sqft  
Residential on 0.13 Acres

Cranston, Calgary, Alberta

Welcome to this exquisite 3 bed, 2.5 bath Riverstone property, loaded with upgrades. Nestled in a serene cul-de-sac, off the busy roads and away from the noise of Deerfoot Trail, this beautiful walkout home on a large lot comes with an oversized double attached garage and backs onto a vast green space and vibrant playground, providing picturesque views and recreational opportunities right at your doorstep. Enjoy the spacious feel of this 2442sq/ft (above ground) Trico home with 9ft ceilings in both the main floor and in the walkout basement. The upgraded chef's kitchen is a culinary dream with a gas range, abundant cupboard and pantry space, and elegant granite countertops throughout. Prepare meals while taking in views of the surrounding natural beauty in the river valley. In the rest of the house you will find real hardwood floors, upgraded quartz countertops, and a built-in 6-zone audio system inside and on the full-width sunshine deck. The primary bedroom and 6-piece ensuite capitalize on the breathtaking views with upgrades including top-down blinds and spa shower. Stay comfortable and entertained with central air conditioning, heat recovery ventilation, and a house wired for the digital era. A partly developed walkout basement (including rough-in for bathroom) creates a canvas for your creativity and exits to a gorgeous stone patio and professionally landscaped yard, featuring a mature garden and relaxing firepit area. This exceptional home elegantly



combines modern amenities and natural beauty, making it perfect for all situations. The Riverstone community boasts an expansive pathway system, numerous playgrounds, and access to the Bow River for year-round exploration

Built in 2017

### **Essential Information**

MLS® #	A2239694
Price	\$974,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,443
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	95 Cranbrook Hill Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K8

### **Amenities**

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Oversized
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony, Garden
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	44
Zoning	R-1s
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.