

# \$2,499,900 - 140 Cranbrook View Se, Calgary

MLS® #A2253375

**\$2,499,900**

3 Bedroom, 4.00 Bathroom, 2,814 sqft

Residential on 0.30 Acres

Cranston, Calgary, Alberta

\* SEE VIDEO \* Perched above the Bow River with unobstructed views and backing directly onto an environmental reserve, this extraordinary French Normandy-inspired walk-out bungalow is a true masterpiece. Offering over 5,190 sq. ft. of developed living space, this custom-built Albi estate rests on one of the most coveted lots in Riverstone Cranston—Calgary's premier riverfront community celebrated for its exclusivity, timeless elegance, and key-point access to world-class fly fishing.

From the moment you arrive, the setting makes an impression. More than \$300,000 has been invested in professional landscaping, featuring exposed aggregate, custom stone-masonry pathways, statues, fountains, year-round low-maintenance greenery, full irrigation, and outdoor lighting—all designed to create an estate-like presence. A heated triple garage with Polyurea flooring and an extended driveway combines luxury with practicality.

Inside, a grand foyer welcomes you with soaring vaulted ceilings and sweeping river views framed by custom stained-glass windows. Warm farmhouse oak hardwood flows throughout, seamlessly connecting each space. The chef's kitchen is a true showpiece with rich custom cabinetry, exotic Violet Onyx counters, a hammered copper hood fan, an oversized island with dining extension, Sub-Zero and Miele appliances, and an eight-burner Wolf range. The formal



dining room, complete with coffered ceilings, opens to breathtaking river vistas, while a covered deck with motorized screens and a west-facing terrace make outdoor living effortless.

The main floor primary suite offers a serene retreat with panoramic river views, a spa-inspired ensuite with steam shower, body jets, and soaker tub, as well as a custom walk-in closet. A private office with built-ins completes this level.

The walk-out lower level is designed for both relaxation and entertainment, featuring a wet bar with wine fridge, golf simulator, home gym, expansive family room, and two additional bedrooms—each with private ensuites and walk-in closets. Radiant in-floor heating ensures year-round comfort, while a covered patio and gas fire pit extend the living space outdoors.

Every detail has been meticulously curated, from the open-riser staircase to the thoughtfully designed outdoor living areas overlooking the Bow River. Just minutes from South Health Campus, restaurants, shopping, and endless pathways, this estate blends timeless craftsmanship with a lifestyle second to none.

This is more than a home—it’s a legacy property. Book your private showing today!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253375    |
| Price          | \$2,499,900 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,814       |
| Acres          | 0.30        |

|            |             |
|------------|-------------|
| Year Built | 2013        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 140 Cranbrook View Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 1W6               |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Park, Playground                                                               |
| Parking Spaces | 6                                                                              |
| Parking        | Aggregate, Heated Garage, Oversized, Triple Garage Attached, Garage Faces Side |
| # of Garages   | 3                                                                              |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Recreation Facilities, Wired for Data |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Washer, Water Softener, Window Coverings, Wine Refrigerator, Built-In Refrigerator, Tankless Water Heater, Water Purifier                                                                                                                                                       |
| Heating           | In Floor, Fireplace(s), Forced Air, Zoned                                                                                                                                                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                                                             |
| Fireplaces        | Gas, Living Room, Mantle, Stone, Masonry                                                                                                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Built-in Barbecue, Fire Pit, Garden, Lighting, Misting System, Outdoor Grill, Storage                                                                                   |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Garden, Low Maintenance Landscape, Paved, Private, Treed, Underground Sprinklers, Views, Yard Lights, Creek/River/Stream/Pond |
| Roof              | Rubber                                                                                                                                                                  |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                                                         |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 16                  |
| Zoning         | R-G                 |
| HOA Fees       | 518                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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