# \$1,374,900 - 468 Cranbrook Gardens Se, Calgary

MLS® #A2212919

# \$1,374,900

4 Bedroom, 4.00 Bathroom, 2,227 sqft Residential on 0.14 Acres

Cranston, Calgary, Alberta

Welcome to 468 Cranbrook Gardens, where nature meets luxury. OPEN HOUSE Sunday June 1st from 10-12pm
Backing directly onto the Bow River, this exceptional home offers unobstructed views and a lifestyle defined by peace and connection to the outdoors. Situated on an extra-large, thoughtfully landscaped lot in one of Cranston Riverstone's most sought-after locations, this property is sure to impress from the moment you arrive.

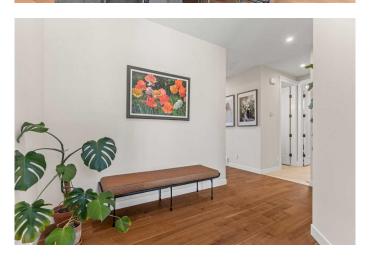
This home blends high-end style with everyday function. With 4 bedrooms (3 + 1), 3.5 bathrooms, a bonus room, main floor office with a dedicated gym and yoga studio in the walkout basement, there's space for every lifestyle.

The main level is truly a showstopper.
You'II find rich hardwood floors, 9'
ceilings with an impressive open-to-below
design, and oversized upgraded windows that
frame the river views. The gourmet kitchen
features an extended island, premium
appliances, and upgraded stone
countersâ€"anchored by designer lighting and
fixtures that elevate the entire space. The
main floor also includes a private office or flex
space, a walk-through pantry, and a mudroom
with built-in storage connecting to the garage.

Upstairs, the luxury continues with hardwood throughout, a cozy bonus room, and three







spacious bedrooms. The bathrooms feature upgraded tile and heated floors, while voice-controlled blinds, built-in speakers, and premium finishes add comfort and convenience throughout. The laundry room also features upgraded tile and stylish fixtures.

The fully developed walkout basement adds even more living space, with 9' ceilings, a private bedroom and bathroom with heated flooring, a home gym, and a yoga studio overlooking the river valleyâ€"perfect for fitness and relaxation. A large storage room completes the lower level.

Every detail outside has been just as carefully considered. From the aggregate concrete driveway to the glass railings on the upper balcony, full staircase access to the lower patio, and a fully integrated irrigation system, outdoor living is easy and inviting. Whether you're enjoying a quiet morning on the deck, hosting friends, or tending your garden, this backyard is truly a private escape. Fencing and extended lower patio + stairway with lighting to be completed by the sellers starting on May 26th.

The heated garage is also upgraded with a dog wash station, custom paneling, built-in storage, and wiring for two electric vehicles.

This isn't just a homeâ€"it's a lifestyle, nestled within one of Calgary's most picturesque communities. Steps from parks, walking paths, and Fish Creek Provincial Park, and just minutes to Seton amenities, top-rated schools. 468 Cranbrook Gardens delivers the perfect blend of luxury, space, and location.

A rare opportunity like this must be seen in person to be fully appreciated. Book your showing today!

## **Essential Information**

MLS® # A2212919 Price \$1,374,900

Bedrooms 4
Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,227
Acres 0.14
Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 468 Cranbrook Gardens Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3N5

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen

Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting,

See Remarks, Stone Counters, Walk-In Closet(s), Wired for Sound

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Water

Softener, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

## **Exterior**

Exterior Features Balcony, Garden, Private Yard

Lot Description Back Yard, Creek/River/Stream/Pond, Garden, Landscaped, No

Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 15th, 2025

Days on Market 24

Zoning R-G

HOA Fees 518

HOA Fees Freq. ANN

# **Listing Details**

Listing Office The Real Estate District

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.