

\$1,125,000 - 13 Cranbrook Cove Se, Calgary

MLS® #A2258285

\$1,125,000

4 Bedroom, 4.00 Bathroom, 2,164 sqft

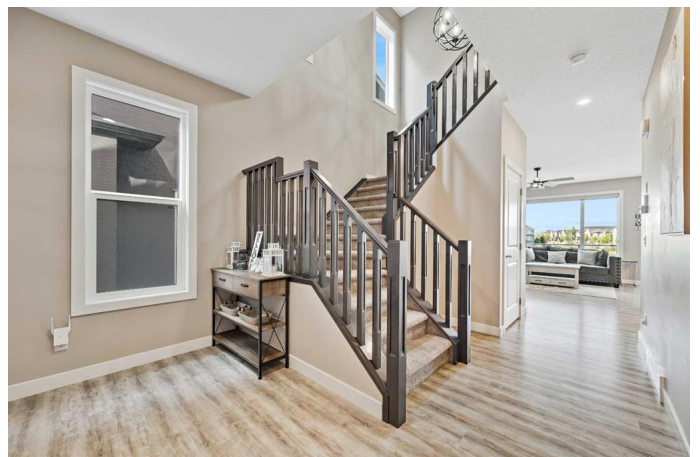
Residential on 0.11 Acres

Cranston, Calgary, Alberta

*** OPEN HOUSE Oct 11, 2025 2-4PM ***

Located in Cranston's exclusive Riverstone, this 2,167 sq ft two-storey, air conditioned, family home features 4 bedrooms and 3.5 bathrooms, thoughtfully laid out with all bedrooms on the upper level alongside a spacious bonus room and a fully developed walkout basement. The open-concept main floor boasts 9' ceilings, oversized windows, and direct sightlines to the pond and walking paths behind. The gourmet kitchen is anchored by an 8-foot island, complete with quartz countertops, stainless steel appliances, and an extended walk through pantry with generous storage and unbeatable prep space. Upstairs, the spacious primary suite offers a 4 pc ensuite, with a deep soaker tub, glass shower, large vanity with makeup area, plus a generous walk-in closet. Recent interior upgrades include new lighting throughout—chandeliers, ceiling fans, and pot lights. The lower level, finished in July, provides over 730 sqft of additional living space, with a wet bar/kitchenette, large rec room, office nook, full 3pc bath with a walk-in shower, and two storage rooms. The insulated, attached double garage (over 385 sqft) completes the package.

Your outdoor living options include an expansive upper deck (complete with natural gas hook up, an oversized ground level patio, and easily maintained landscaping with unique foliage in the backyard. You'll especially love the direct access to walking trails and the



nearby Bow River right from your backyard.
Easy access to Deerfoot and Stoney Trails.
Convenient to Seton YMCA, excellent schools,
all the shops and restaurant amenities. Do not
miss your opportunity to bring your family to
one of Calgary’s most desirable upscale
communities!

Built in 2018

Essential Information

MLS® #	A2258285
Price	\$1,125,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,164
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	13 Cranbrook Cove Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S9

Amenities

Amenities	Clubhouse, Other, Park, Party Room, Playground, Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Central, High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Reserve, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	23
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete 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.