

\$969,900 - 12 Cranbrook Mews Se, Calgary

MLS® #A2264216

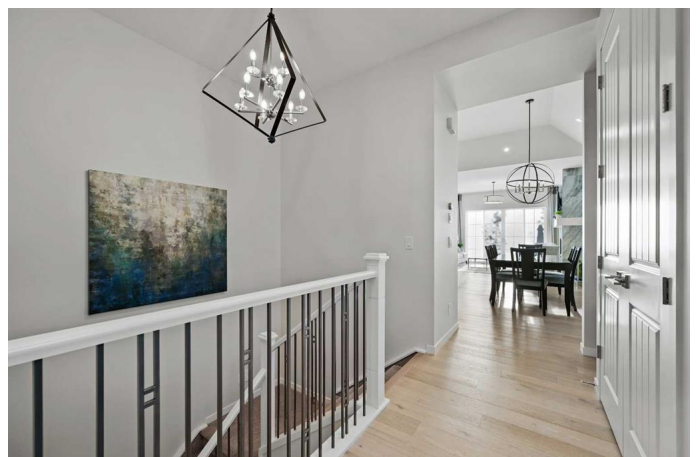
\$969,900

3 Bedroom, 3.00 Bathroom, 1,363 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

Experience refined living in this luxurious semi-detached villa bungalow, perfectly situated in the prestigious community of Riverstone — just steps from the tranquil Bow River and scenic walking and running paths. From the moment you step inside, you™ll be captivated by the home™s 10-foot ceilings, open-concept design, and abundant natural light that create an atmosphere of effortless elegance. The chef-inspired kitchen is a true showpiece, featuring stainless steel appliances, granite countertops, and an oversized island ideal for both culinary creativity and stylish entertaining. The living room exudes sophistication with its gas fireplace as the focal point and double patio doors leading to a private backyard oasis. The primary suite is a serene retreat complete with a spa-like ensuite featuring a dual vanity, heated floors, water closet, and a beautifully appointed California walk-in closet. Conveniently located off the mudroom/laundry area, a two-piece powder room and double attached garage provide both practicality and ease. Lower level offers exceptional versatility with 2 spacious bedrooms, a full bathroom, and an expansive recreation area perfect for entertaining or relaxing. A dedicated gym, home office, or den adds even more flexibility to suit your lifestyle. Every closet throughout the home is generously sized, offering abundant storage and thoughtful design at every turn. Additional highlights include central air conditioning, professional landscaping,



Gemstone exterior lighting, fully finished drywalled garage, underground irrigation, and upgraded dishwasher, washer and dryer. Discover the perfect harmony of comfort, style, and quality craftsmanship in this remarkable Riverstone residence – a home that truly exceeds expectations!

Built in 2019

Essential Information

MLS® #	A2264216
Price	\$969,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,363
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	12 Cranbrook Mews Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3C1

Amenities

Amenities	Clubhouse, Fitness Center, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Level, Low Maintenance Landscape, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.