

\$949,000 - 14 Cranbrook Common Se, Calgary

MLS® #A2270805

\$949,000

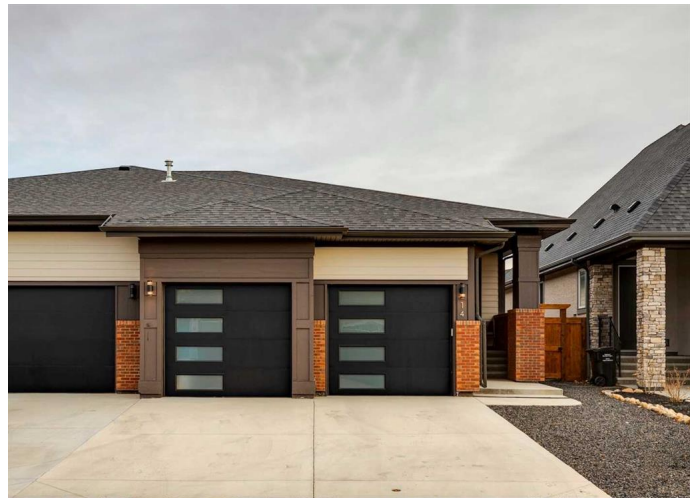
4 Bedroom, 3.00 Bathroom, 1,467 sqft
Residential on 0.10 Acres

Cranston, Calgary, Alberta

Adaptable Living! Offering the perfect blend of style, comfort, and functionality in this 1,450+ SQFT custom-built villa in Cranston's Riverstone. Impeccably maintained and showcasing nearly-new condition, this spacious open-concept home has 10' ceilings and is designed for effortless everyday living and easy entertaining.

At the heart of the home, a chef-inspired kitchen features abundant custom cabinetry, stainless steel appliances including gas range, expansive quartz countertops plus a large central island with seating that is ideal for gathering with friends or family. The dining area easily accommodates six or more guests, creating a warm and inviting space for holidays and dinner parties.

The living room centres around a beautiful gas fireplace and flows seamlessly through sliding doors to the outdoor deck, complete with a covered pergola and fully-landscaped yard. The light-filled primary suite offers a serene retreat with a generous 5pc ensuite featuring a large tiled walk-in shower, deep soaking tub, and dual vanities with generous storage. A well-appointed walk-in closet provides ample space for future built-ins or customization. Additional highlights include a stylish powder room with a custom vanity designed for accessibility, low-maintenance luxury plank flooring throughout, an upper-level laundry room (including wash sink), and custom Hunter Douglas window coverings. The fully-finished lower level expands your



living space with a generous family and games area, built-in bar with beverage fridge, and two large bedrooms anchored by a full bathroom; each with walk-in closets. A bright flex room provides versatility for a third guest room, home office, or gym/yoga space, along with a large storage area.

This home thoughtfully incorporates accessibility features, including comfortable maneuverability throughout the main floor, a lift in the garage, and an accessible bathroom. This provides an ideal set-up for those with mobility needs or multi-generational families. These features blend sleeplessly and stylishly into the home or can be easily removed prior to possession if desired, offering flexibility for any buyer.

No condo fees and low-maintenance landscaping are added bonuses!

Built in 2022

Essential Information

MLS® #	A2270805
Price	\$949,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,467
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

Community Information

Address	14 Cranbrook Common Se
Subdivision	Cranston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3C2

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	493
HOA Fees Freq.	ANN

Listing Details

Listing Office Charles

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