

# \$935,000 - 5 Cranbrook Place Se, Calgary

MLS® #A2207589

**\$935,000**

4 Bedroom, 4.00 Bathroom, 2,491 sqft

Residential on 0.11 Acres

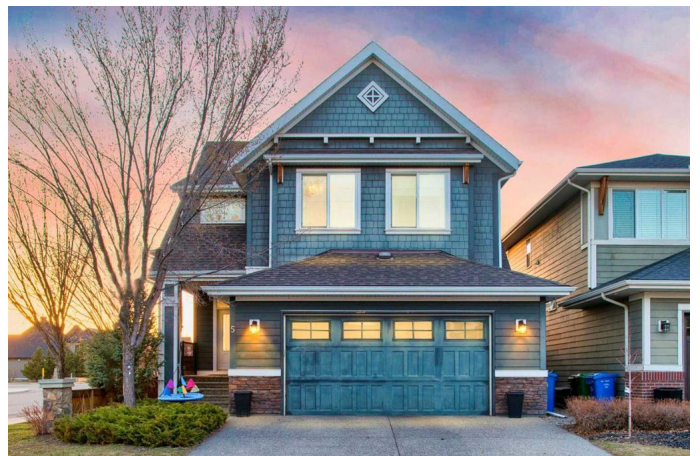
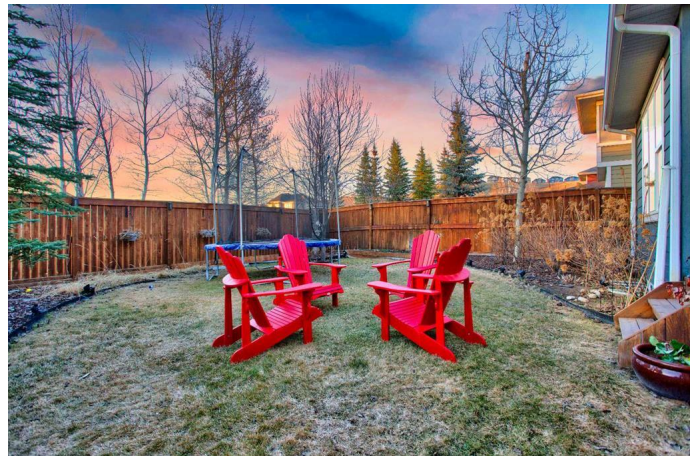
Cranston, Calgary, Alberta

Located in the highly sought-after community of Riverstone in Cranston, this stunning former Albi show home offers an exceptional blend of luxury, function, and comfort. Situated on a premium corner lot with no neighbours behind, this meticulously maintained property boasts over 3,200 SqFt of developed living space, including 2,491 SqFt above grade.

Inside, you'll find 4 spacious bedrooms and 3.5 beautifully appointed bathrooms. The thoughtful layout offers privacy and practicality, with the elegant primary retreat separated from the secondary bedrooms upstairs. The primary suite features an upgraded tray ceiling, a spa-inspired 5-piece ensuite with an oversized shower, dual vanities, expansive counter space, a walk-in closet, and direct access to the conveniently located laundry room.

The gourmet kitchen is the heart of the home, showcasing a massive granite island, built-in appliances, hidden range hood, ceiling-height stained cabinetry, under-cabinet lighting, dedicated wine fridge, striking herringbone backsplash, and exotic wide plank engineered hardwood. The builder-finished basement extends the living space with a large rec room, full wet bar, spacious bedroom, and ample storage in the oversized utility room.

Premium upgrades include two furnaces (each with A/C), built-in speakers across the house (including ensuite) controlled by a Sonos



system, triple-pane windows throughout, full Hardie board exterior, 9ft ceilings on the main level and basement, plus a built-in irrigation system to help maintain your meticulously landscaped backyard. The oversized mudroom with built-ins is perfect for busy families, and the 24'x22' garage offers high ceilings and extra space for storage.

Steps from scenic pathways along the Bow River, multiple parks, and quick access in and out of the community, this home truly has it all.

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207589    |
| Price          | \$935,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,491       |
| Acres          | 0.11        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 5 Cranbrook Place Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1S4              |

**Amenities**

|           |       |
|-----------|-------|
| Amenities | Other |
|-----------|-------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Wet Bar, Soaking Tub, Tray Ceiling(s), Wired for Sound |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Gas Cooktop, Wine Refrigerator                                                                                       |
| Heating           | Forced Air                                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                                                                         |

## Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Garden                                                                                                                |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Environmental Reserve, Many Trees, No Neighbours Behind, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                     |
| Construction      | Composite Siding                                                                                                                    |
| Foundation        | Poured Concrete                                                                                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 9                |
| Zoning         | R-G              |
| HOA Fees       | 517              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.