

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

MLS® #A2258285

**\$1,125,000**

4 Bedroom, 4.00 Bathroom, 2,164 sqft

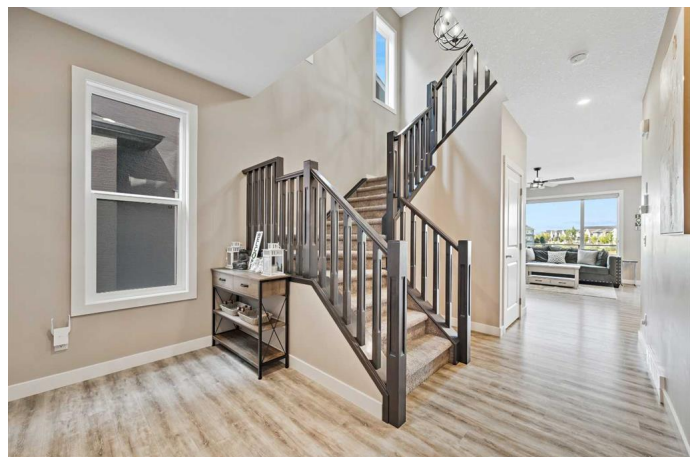
Residential on 0.11 Acres

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      | Other, Park, Playground, Clubhouse, Party Room, 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, 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, Crown Molding |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator                                                                                                                                        |
| Heating           | High Efficiency, Forced Air, Natural Gas, Central                                                                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                   |
| Basement          | Finished, Full, Walk-Out, Exterior Entry                                                                                                                                                                                                                                              |

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 22                   |
| Zoning         | R-G                  |
| HOA Fees       | 518                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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