

\$1,499,000 - 49 Cranbrook Cape Se, Calgary

MLS® #A2260516

\$1,499,000

3 Bedroom, 3.00 Bathroom, 1,758 sqft

Single Family on 0.25 Acres

Cranston, Calgary, Alberta

Welcome to one of Calgary's finest offerings where timeless design meets natural beauty in the prestigious enclave of Cranston Riverstone. This 2022-built luxury walkout bungalow is more than a home—it's a rare riverfront sanctuary, backing directly onto the Bow River and untouched natural reserve, offering uninterrupted views and total privacy with no rear neighbours. Designed for the discerning homeowner, this exquisite 3-bedroom, 2.5-bathroom estate offers 1757 SQFT on the main level and over 3000 SQFT of total developed living space. From the moment you enter, you'll be captivated by the flood of natural light, soaring ceilings, and seamless flow of the open-concept layout. The luxury kitchen is a chef's dream—featuring premium custom cabinetry, high-end appliances, and an abundance of space for both functionality and style. The great room offers expansive river views and opens onto your private upper deck—perfect for morning coffee or evening wine. Retreat to your serene primary suite, complete with a spa-like ensuite and custom walk-in closet. Downstairs, the fully developed walkout basement extends your lifestyle with space for an entertainment zone, home gym, or private retreat. Outside, nature becomes your neighbour. Walk the endless trails of Cranston's preserved river valley, or simply enjoy the peaceful stillness from your backyard. The oversized triple-car heated



garage, central A/C, and high-efficiencyfurnace complete the package for true year-round comfort and peace of mind.
(id:6289)

Built in 2022

Essential Information

Listing #	A2260516
Price	\$1,499,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,758
Acres	0.25
Year Built	2022
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	49 Cranbrook Cape Se
Subdivision	Cranston
City	Calgary
Province	Alberta
Postal Code	T3M3L5

Amenities

Features	Other, No neighbours behind, Closet Organizers, No Animal Home, No Smoking Home, Gazebo, Gas BBQ Hookup
Parking Spaces	6
Parking	Attached Garage
# of Garages	3
View	View

Interior

Appliances	Cooktop - Gas, Dishwasher, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stucco
Exterior Features	Landscaped, Lawn, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



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