

# \$849,999 - 108 Cranbrook Gardens Se, Calgary

MLS® #A2254619

**\$849,999**

3 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

An immaculate walkout bungalow that backs onto a pond in the heart of Riverstone! This original-owner home has been meticulously cared for and is the perfect property for those looking to downsize or for a small family. Offering nearly 2,500 square feet of developed living space, this beautiful move-in ready home features a home office (or second main level bedroom), 2 living areas, 2 bedrooms, 2.5 bathrooms and plenty of storage space. The bright and open main living space has soaring 10' ceilings, 8' doors, and warm flooring throughout. The timeless white kitchen is central to the main living space and beautifully finished with herringbone beveled backsplash, quartz countertops, a neutral grey accent island and a suite of stainless steel appliances including built-in chimney hood fan, built-in microwave and a gas range. The walk-through pantry off of the mud room and built-in appliance storage add to the everyday convenience of living in this stunning home. A large central dining space spanning ~12'x12' has ample space for a large table in addition to the entertainment seating at the peninsula. The main living area has a wall of patio doors overlooking the backyard and pond, creating a tranquil living space all year round. The rear balcony spans the width of the home and is the perfect place to soak up the sun with views all summer long. The expansive primary suite overlooks the pond and has a private ensuite with dual sinks, a fully tiled walk-in shower and a walk-in closet. A large office on the main



level is the perfect den space / reading room and could be used as a guest bedroom if desired. Built-in storage with floating shelves, a 2 pc bathroom and full laundry room complete the main level, providing single level living without compromise. Maple and iron spindle railing lead to the fully developed walkout basement that has 9' ceilings and 8' doors, completing the large and spacious feel throughout this property. The expansive rec room has ample space for a TV room, home gym and games area in addition to the second bedroom, another full bathroom with tub & shower, and storage spaces. Patio doors off of the walkout basement lead to the fully covered patio overlooking the backyard and pond. The patio is the perfect space for shaded outdoor living and is the ideal space for a hot tub with views. The 136' deep lot has been professionally landscaped and offers a comfortable amount of outdoor living space that isn't too much to maintain. Completing this home is a double attached garage to keep your vehicle and valuables safe all year + central A/C to keep you cool all summer long. Finding a detached bungalow in Riverstone is difficult, finding one this immaculate and at this price is unheard of!

Built in 2020

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2254619  |
| Price          | \$849,999 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,370     |
| Acres          | 0.09      |
| Year Built     | 2020      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 108 Cranbrook Gardens Se |
| Subdivision | Cranston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 3C3                  |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Other                                                |
| Parking Spaces | 2                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Skylight(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                 |
| Heating           | Forced Air, Natural Gas                                                                                                                          |
| Cooling           | Central Air                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Finished, Full, Walk-Out, Exterior Entry                                                                                                         |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Stone, Wood Frame, Wood Siding, Composite Siding                                                |
| Foundation        | Poured Concrete                                                                                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 46                  |

|                |     |
|----------------|-----|
| Zoning         | R-G |
| HOA Fees       | 518 |
| HOA Fees Freq. | ANN |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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.