

# \$1,254,900 - 68 Cranbrook Cape Se, Calgary

MLS® #A2212435

**\$1,254,900**

3 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

Welcome to this stunning executive bungalow located on a quiet cul-de-sac in the heart of Riverstone that features 3 bedrooms, 2.5 bathrooms, and over 2,700 square feet of developed living space and backs on to the escarpment. The main level features an open-concept layout with 10 foot ceilings, 8 foot doors, and a wall of windows along the rear of the home offering unobstructed views of the escarpment. Luxury vinyl plank flooring flows throughout the main level into the living area that features a gas fireplace and a built-in entertainment centre with functional storage and floating shelves above. The highly-upgraded kitchen offers two-tone full-height cabinetry, a pantry for extra storage, a custom range hood, a built-in wall oven, microwave, and induction cooktop, quartz countertops, and a spacious centre island with a breakfast bar for additional seating. The kitchen overlooks the dining and living areas - making this the perfect space for entertaining friends and family. Enjoy your morning coffee watching the wildlife along the escarpment from your large deck that is conveniently located off of the dining area. The expansive primary bedroom is located on the main level and features private views of the escarpment, floor to ceiling drapes, a spacious walk-in closet with custom built-ins, and a beautiful ensuite bathroom offering heated tile floors, a large soaker tub, a walk-in shower with upgraded glass surround, a double vanity, and fully tiled walls. The main level is complete



with a 2-piece bathroom, a mudroom, and a dedicated laundry room that is accessible from both the main hallway and primary walk-in closet. The fully finished walkout basement features luxury vinyl plank flooring throughout and offers two spacious bedrooms, a 3-piece bathroom with heated floors, a large rec room area with surround sound speakers, ample storage space, and direct walkout access to the back patio and yard. One of the bedrooms features floor-to-ceiling drapes and views of the escarpment and the other bedroom offers a spacious walk-in closet. The backyard space offers a large patio that spans the length of the home and is ready for summer barbecues and the undeveloped section along the fence is a blank canvas that can be landscaped to your liking. Additional features of this home include a double garage with an EV charger and floor drain, central air conditioning for the warmer months, LED light fixtures, a water softener, and a water filtration system that runs to the kitchen sink. Centrally located in the sought-after community of Riverstone, this home is steps away from nearby walking paths along the escarpment and river, as well as parks and playgrounds and is a short drive to nearby schools and amenities. Access around the city and daily commuting is made easy with quick access to Deerfoot Trail and Stoney Trail. As one of the newest homes in Riverstone that backs on to the escarpment, this extensively upgraded home is a true rarity!

Built in 2023

**Essential Information**

MLS® #	A2212435
Price	\$1,254,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,382
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	68 Cranbrook Cape Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3L5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Stone Counters, Recessed Lighting, Separate Entrance
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Water Distiller
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	66
Zoning	R-2M
HOA Fees	518
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Charles
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