

\$850,000 - 609 Cranbrook Gardens Se, Calgary

MLS® #A2192941

\$850,000

4 Bedroom, 4.00 Bathroom, 2,108 sqft
Residential on 0.10 Acres

Cranston, Calgary, Alberta

Exceedingly stylish, like-new home loaded with high-end upgrades along with the added benefit of a LEGAL suite in the basement! Built in 2021 by Trico Homes this gorgeous home lavishly includes central air conditioning, river valley views, a stage three EV charging station in the garage plus a rough-in gas line for a future gas heater, vacuflo rough-in throughout and solar Rough-in: two, 7.2 KwH (7200 watts) runs in the roof from the mech room plus numerous other upscale additions further adding to both the quality and beautiful aesthetic. The main floor is open and bright with designer lighting, a neutral colour scheme and oversized windows streaming in natural light. Show off your culinary prowess in the stunning kitchen featuring quartz countertops, timeless subway tile, full-height cabinets, a full wall pantry for extra storage, a gas stove, stainless steel appliances and a centre island with casual seating. Adjacently the dining room leads to the backyard encouraging a seamless indoor/outdoor lifestyle in the warmer months. Spend cool winter evenings nestled in front of the beautiful full-height brick fireplace in the inviting living room. Also on this level is a convenient powder room with trendy wallpaper and gold fixtures adding a touch of whimsy and glamour. Gather in the upper level bonus room and come together over movies and games nights. The primary bedroom is a true owner's retreat with a wallpaper feature wall, extra windows with west exposure, a large walk-in closet and a luxurious ensuite



boasting dual sinks, a deep soaker tub and an indulgent steam shower. Both additional bedrooms on this level are spacious and bright with feature walls and easy access to the 4-piece bathroom. Laundry is also handily on this level, no need to haul loads up and down the stairs! A separate entrance leads to the legal suite. This level is boasts a modern kitchen, a living space, 1 bedroom and a 4-piece bathroom. A massive, fully fenced backyard is the cherry on top of this sensation property with tons of play space for kids and pets. Outstandingly located within this recreational-rich community with a residentâ€™s only club that includes a clubhouse, sports courts, spray park, skating rink and more. Dog owners, families and outdoor enthusiasts will love the many river pathways that wind around this charming community and carry on to Fish Creek Park. Cranston is also home to several parks, schools and greenspaces and offers easy access to Stoney and Deerfoot Trails when you do need to leave. Simply an unsurpassable location for this wonderful home!

Built in 2022

Essential Information

MLS® #	A2192941
Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,108
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached

Style 2 Storey
Status Active

Community Information

Address 609 Cranbrook Gardens Se
Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3K5

Amenities

Amenities Clubhouse, Park, Picnic Area, Playground
Parking Spaces 4
Parking Double Garage Attached, In Garage Electric Vehicle Charging Station(s), Oversized
of Garages 2

Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Built-in Features, Recessed Lighting, Storage, Tray Ceiling(s)
Appliances Central Air Conditioner, Dishwasher, Refrigerator, Garage Control(s), Gas Stove, Microwave, Range Hood
Heating Forced Air, Natural Gas, Electric, In Floor
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Brick Facing
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Landscaped, Back Yard, Lawn, Views
Roof Asphalt Shingle
Construction Composite Siding, Stone
Foundation Poured Concrete

Additional Information

Date Listed	February 21st, 2025
Days on Market	49
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX Real Estate (Central)

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.