

# \$859,000 - 63 Cranbrook Park Se, Calgary

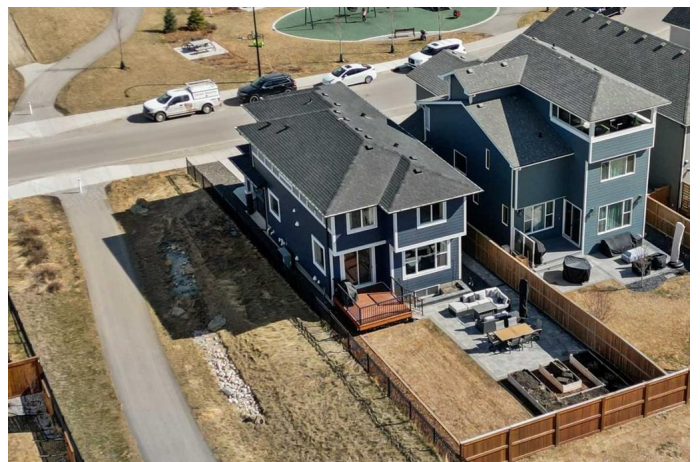
MLS® #A2205304

**\$859,000**

3 Bedroom, 3.00 Bathroom, 2,114 sqft  
Residential on 0.11 Acres

Cranston, Calgary, Alberta

Nestled on the largest corner lot on the block that backs onto open space, this 2,114 sq. ft. home with 611 sq. ft. of outdoor patio space is located in the highly sought-after Cranston Riverstone. Thoughtfully designed with high-end upgrades, this three-bedroom, three-bathroom home is perfect for those who appreciate both indoor and outdoor living. The spacious foyer welcomes you with a walk-in coat closet, leading past a vibrant powder room to the chef-inspired kitchen featuring 9-ft ceilings, west-facing windows, upgraded built-in cabinetry, herringbone backsplash, thick quartz countertops, a large island with seating, and premium stainless steel appliances, including a Café® electric double oven with a 6-burner gas cooktop, Bosch dishwasher, and LG refrigerator. The living room is centered around a stone-surround gas fireplace, while the dedicated dining space connects seamlessly to the beautifully landscaped backyard with an irrigation system, raised garden beds, and stonework patio—ideal for summer entertaining. The second floor is designed for relaxation, featuring a spacious family room with an 8'™8'™ tray ceiling, two generously sized bedrooms with ample storage, and a shared 4-piece bathroom. The private primary suite boasts a walk-in closet, a spa-inspired ensuite with in-floor heating, a soaker tub, and custom-sized shower with upgraded hardware. The laundry room is accessible off the primary suite with a built-in stainless steel sink. The



unfinished lower level offers 8â€™9â€™ ceilings and a versatile layout ready for development. In addition, the oversized heated double attached garage boasts 12â€™ ceilings, a 8â€™ garage door, a tire rack, wood storage rack and dual man doors. Situated within a quiet playground zone, directly across from Tree Park, one of four playgrounds in the Cranston valley, and steps from walking paths along the Bow River, this home offers a fantastic location. Conveniently close to South Health Campus (9 min drive), YMCA at Seton, and top-rated schools including Sibylla Kiddle School, Dr. George Stanley School, and Joane Cardinal-Schubert High School, this exceptional home is a must-see.

Built in 2020

### Essential Information

MLS® #	A2205304
Price	\$859,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,114
Acres	0.11
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	63 Cranbrook Park Se
Subdivision	Cranston
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3M 3B9

### **Amenities**

Amenities Clubhouse, Park, Parking, Picnic Area, Playground, Recreation Facilities, Visitor Parking  
Parking Spaces 4  
Parking Double Garage Attached, Garage Faces Front, Heated Garage, Oversized  
# of Garages 2

### **Interior**

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage  
Appliances Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle  
Has Basement Yes  
Basement Full, Unfinished

### **Exterior**

Exterior Features Garden, Lighting, Private Yard, Storage  
Lot Description Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 27th, 2025  
Days on Market 16  
Zoning R-G  
HOA Fees 518  
HOA Fees Freq. ANN

## Listing Details

Listing Office            Sotheby's International Realty Canada

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.