

# \$1,174,900 - 468 Cranbrook Gardens Se, Calgary

MLS® #A2230928

**\$1,174,900**

4 Bedroom, 4.00 Bathroom, 2,227 sqft

Residential on 0.14 Acres

Cranston, Calgary, Alberta

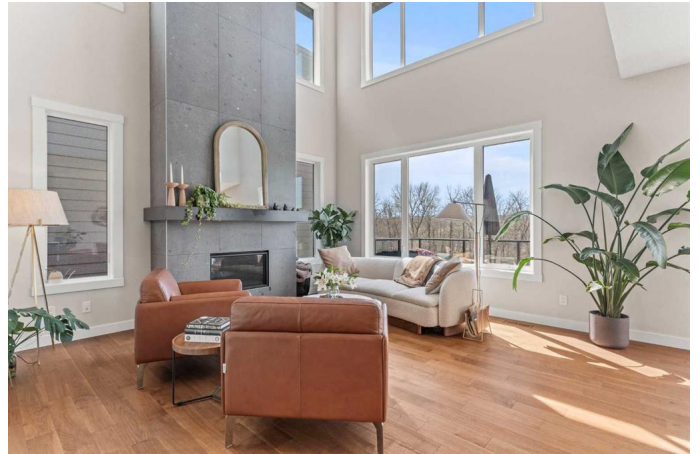
Welcome to 468 Cranbrook Gardens, where nature meets luxury.

Backing directly onto the Bow River, this exceptional home offers unobstructed views and a lifestyle defined by peace and connection to the outdoors. Situated on an extra-large, thoughtfully landscaped lot in one of Cranston Riverstone's™ most sought-after locations, this property is sure to impress from the moment you arrive.

This home blends high-end style with everyday function. With 4 bedrooms (3 + 1), 3.5 bathrooms, a bonus room, main floor office with a dedicated gym and yoga studio in the walkout basement, there's™ space for every lifestyle.

The main level is truly a showstopper. You'll find rich hardwood floors, 9'™ ceilings with an impressive open-to-below design, and oversized upgraded windows that frame the river views. The gourmet kitchen features an extended island, premium appliances, and upgraded stone counters—anchored by designer lighting and fixtures that elevate the entire space. The main floor also includes a private office or flex space, a walk-through pantry, and a mudroom with built-in storage connecting to the garage.

Upstairs, the luxury continues with hardwood throughout, a cozy bonus room, and three spacious bedrooms. The bathrooms feature



upgraded tile and heated floors, while voice-controlled blinds, built-in speakers, and premium finishes add comfort and convenience throughout. The laundry room also features upgraded tile and stylish fixtures.

The fully developed walkout basement adds even more living space, with 9' ceilings, a private bedroom and bathroom with heated flooring, a home gym, and a yoga studio overlooking the river valley—perfect for fitness and relaxation. A large storage room completes the lower level.

Every detail outside has been just as carefully considered. From the aggregate concrete driveway to the glass railings on the upper balcony, full staircase access to the lower patio, and a fully integrated irrigation system, outdoor living is easy and inviting. Whether you're enjoying a quiet morning on the deck, hosting friends, or tending your garden, this backyard is truly a private escape. Fencing and extended lower patio + stairway is a wonderful addition for hosting or drinking your morning coffee listening to the wildlife! Lighting compliments the staircase giving mood lighting.

The heated garage is also upgraded with a dog wash station, custom paneling, built-in storage, and wiring for two electric vehicles.

This isn't just a home—it's a lifestyle, nestled within one of Calgary's most picturesque communities. Steps from parks, walking paths, and Fish Creek Provincial Park, and just minutes to Seton amenities, top-rated schools. 468 Cranbrook Gardens delivers the perfect blend of luxury, space, and location.

A rare opportunity like this must be seen in person to be fully appreciated. Book your

showing today!

Built in 2022

### Essential Information

MLS® #	A2230928
Price	\$1,174,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,227
Acres	0.14
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	468 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N5

### Amenities

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

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Chandelier, Closet Organizers, Stone Counters, High Ceilings, No Smoking Home, See Remarks, Wired for Sound
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings, Dryer,

	Microwave, Washer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Landscaped, Creek/River/Stream/Pond, Garden, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	76
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	The Real Estate District
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