

# \$859,900 - 13 Cranbrook Park Se, Calgary

MLS® #A2244925

**\$859,900**

3 Bedroom, 3.00 Bathroom, 2,282 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

Welcome to this stunning home by Trico Homes, located in the prestigious community of Cranston Riverstone. This beautifully designed two-storey property offers exceptional living space with high-end upgrades and timeless finishes throughout. The main floor boasts 9-foot ceilings and rich hardwood flooring, creating a warm and inviting atmosphere. The open-concept layout includes a chef's kitchen equipped with stainless steel appliances, including a built-in wall oven and microwave, elegant white quartz countertops, glacier white cabinetry, a walk-through pantry with custom built-ins, and a large island with a flush eat-in bar—perfect for entertaining. The spacious living room features a cozy gas fireplace, while the dining nook opens to a huge 26' x 10' deck with an upgraded glass railing through rear patio doors, ideal for indoor-outdoor living. An office with an attached bookcase/desk, and a stylish 2-piece bathroom complete the main level. Upstairs, you'll find a generous central bonus room with coffered ceilings, a convenient laundry room, and three spacious bedrooms. The primary suite includes an oversized walk-in closet and a luxurious spa-like 5-piece ensuite with double sinks, quartz counters, a soaker tub, a separate shower, and a custom barn door for added charm. Enjoy your oversized walk-in closet. Two additional bedrooms and another 4 piece bathroom with matching quartz countertops



complete the second floor.

The bright, upgraded sunshine basement features three large windows, roughed-in plumbing, and a finished staircase offering the perfect blank canvas for your future development.

Additional highlights include an oversized double attached garage, upgraded stair railings, Hunter Douglas blinds throughout, central air conditioning, and a fully landscaped yard oasis with low-maintenance turf and a pergola. Don't miss your opportunity to own this exceptional home in one of Calgary's most sought-after communities!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244925    |
| Price          | \$859,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,282       |
| Acres          | 0.10        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 13 Cranbrook Park Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 3B8              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Stone Counters                                                               |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Electric Cooktop |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Gas                                                                                                                              |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                     |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Treed |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Stone, Composite Siding                                                          |
| Foundation        | Poured Concrete                                                                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 20               |
| Zoning         | R-G              |
| HOA Fees       | 518              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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