

# \$1,374,900 - 468 Cranbrook Gardens Se, Calgary

MLS® #A2212919

**\$1,374,900**

4 Bedroom, 4.00 Bathroom, 2,227 sqft

Residential on 0.14 Acres

Cranston, Calgary, Alberta

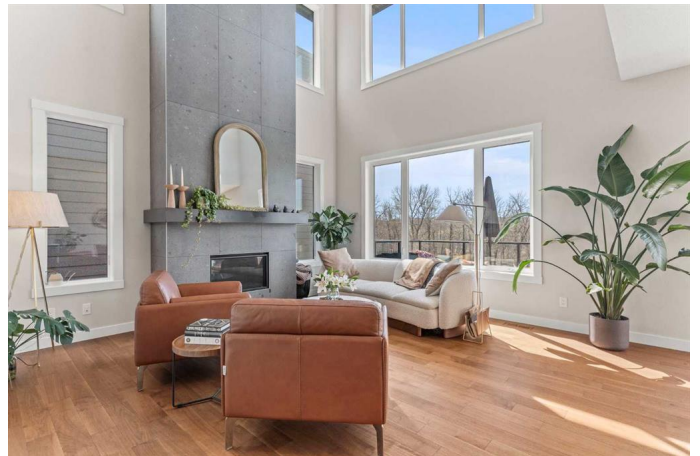
Welcome to 468 Cranbrook Gardens, where nature meets luxury. OPEN HOUSE Sunday June 1st from 10-12pm

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 with lighting to be completed by the sellers starting on May 26th.

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® #         | A2212919    |
| Price          | \$1,374,900 |
| 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), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings  |
| 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, Creek/River/Stream/Pond, Garden, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 27             |
| Zoning         | R-G            |
| HOA Fees       | 518            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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