# \$1,499,000 - 49 Cranbrook Cape Se, Calgary

MLS® #A2260516

# \$1,499,000

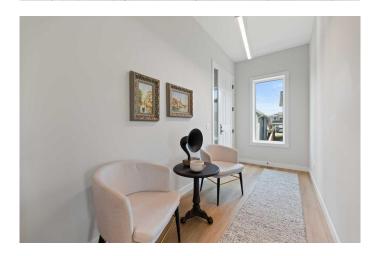
3 Bedroom, 3.00 Bathroom, 1,758 sqft Residential on 0.25 Acres

Cranston, Calgary, Alberta

Welcome to one of Calgary's finest offeringsâ€"where timeless design meets natural beauty in the prestigious enclave of CranstonRiverstone. This 2022-built luxury walkout bungalow is more than a homeâ€"it's a rare riverfront sanctuary, backing directly onto the Bow River anduntouched natural reserve, offering uninterrupted views and total privacy with no rear neighbours. Designed for the discerning homeowner, this exquisite 3-bedroom, 2.5-bathroom estate offers 1757 SQFT on the main level and over 3000 SQFT of total developed living space. From the momentyou enter, you'II be captivated by the flood of natural light, soaring ceilings, and seamless flow of the open-concept layout. The luxury kitchen is achef's dreamâ€"featuring premium custom cabinetry, high-end appliances, and an abundance of space for both functionality and style. The great roomoffers expansive river views and opens onto your private upper deckâ€"perfect for morning coffee or evening wine. Retreat to your serene primarysuite, complete with a spa-like ensuite and custom walk-in closet. Downstairs, the fully developed walkout basement extends your lifestyle with spacefor an entertainment zone, home gym, or private retreat. Outside, nature becomes your neighbour. Walk the endless trails of Cranston's preservedriver valley, or simply enjoy the peaceful stillness from your backyard. The oversized triple-car heated







garage, central A/C, and high-efficiencyfurnace complete the package for true year-round comfort and peace of mind.

#### Built in 2022

# **Essential Information**

MLS®# A2260516 Price \$1,499,000

Bedrooms 3 3.00 Bathrooms Full Baths 2 Half Baths 1

Square Footage 1,758 0.25 Acres Year Built 2022

Residential Type Sub-Type Detached Style Bungalow

Status Active

# **Community Information**

Address 49 Cranbrook Cape Se

Subdivision Cranston City Calgary County Calgary Province Alberta Postal Code T3M 3L5

#### **Amenities**

**Amenities** None **Parking Spaces** 6

**Parking Triple Garage Attached** 

# of Garages 3

#### Interior

Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Interior Features

Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,

Recessed Lighting, Sump Pump(s), Walk-In Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s),

Gas Cooktop, Range Hood, Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Fire Pit, Misting System, Other

Lot Description Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond,

Gazebo, Gentle Sloping, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Underground Sprinklers,

Views

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed September 27th, 2025

Days on Market 19

Zoning R-2M

HOA Fees 518

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Broker

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