

# \$1,075,000 - 7 Cranbrook Landing Se, Calgary

MLS® #A2219792

**\$1,075,000**

3 Bedroom, 3.00 Bathroom, 1,509 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

OPEN HOUSE on Saturday, May 17th from 12-4pm. Executive Bungalow Villa | Maintenance-Free Living by the Bow River. This executive bungalow villa delivers a rare combination of luxury, convenience, and location, ideal for empty nesters, downsizers, or anyone seeking a maintenance-free lifestyle just steps from the Bow River walking paths.

The main floor showcases 9 and 10-foot ceilings, luxury vinyl plank flooring, and a modern open concept through the living room (with gas fireplace), a spacious eating area, and a gourmet kitchen featuring a large island, quartz countertops, and built-in stainless steel appliances including a gas cooktop. A dedicated office/den and convenient main floor laundry add flexibility and function. The primary suite is a private retreat with a spa-like ensuite offering tile flooring, quartz counters with dual sinks, a freestanding tub, and a tile/glass shower.

Downstairs, enjoy 9-foot ceilings, two additional bedrooms, a full bathroom, and a large, open family/media/games room complete with a full wet bar. Additional features include central air conditioning, Gemstone exterior lighting, a double attached garage, and a private patio for outdoor enjoyment.

This is luxury living without the hassle, in a peaceful location just minutes from the shops



and services of South Calgary. Donâ€™t miss this incredible opportunity!

Built in 2018

### Essential Information

MLS® #	A2219792
Price	\$1,075,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,509
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	7 Cranbrook Landing Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L8

### Amenities

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

### Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window

	Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	5
Zoning	R-2M
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
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