

# \$1,100,000 - 146 Cranbrook Park Se, Calgary

MLS® #A2222681

**\$1,100,000**

3 Bedroom, 4.00 Bathroom, 2,490 sqft

Residential on 0.11 Acres

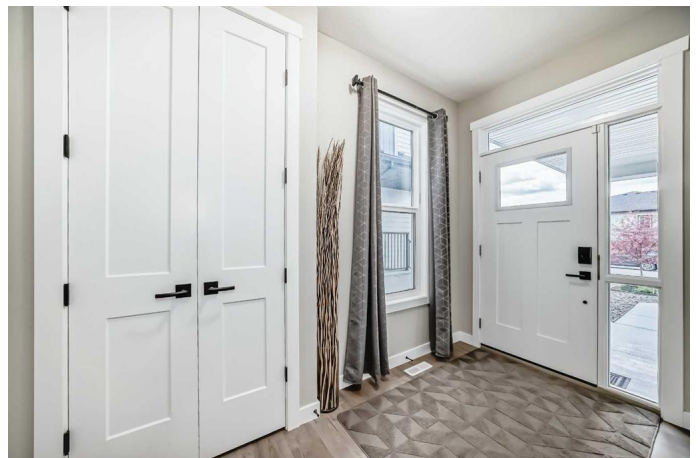
Cranston, Calgary, Alberta

Welcome to 164 Cranbrook Park SE, a beautifully designed home offering over 3,301 SQUARE FEET OF DEVELOPED LIVING SPACE, a FULLY FINISHED WALKOUT BASEMENT, and ONE OF THE MOST PRIVATE LOTS in the community. As a rare bonus, this home includes a FULLY PAID 12 KW SOLAR SYSTEM, making it a NET ENERGY PRODUCER â€” meaning you may NEVER PAY FOR ELECTRICITY AGAIN, and in some months, you may not even see a utility bill.

There are SO MANY UPGRADES AND CUSTOM TOUCHES, itâ€™s hard to fit them all here.

The KITCHEN is a standout, featuring a spacious ISLAND, ENTIRE WALL OF FLOOR-TO-CEILING CABINETRY (note: cabinets do not go to the ceiling), BUILT-IN INTERIOR DRAWERS, and EXCEPTIONAL COUNTER SPACE. It flows seamlessly into the dining and living areas, with ELEVATED VIEWS OF THE TREED GREENSPACE beyond the yard.

This home features 9' CEILINGS THROUGHOUT, and large windows across the back of the main floor fill the space with NATURAL LIGHT. A LARGE MAIN FLOOR OFFICE with a window makes the perfect workspace or flex room. The MUDROOM includes BUILT-IN STORAGE and connects



directly to the 22' x 22'/27' GARAGE, which is FULLY INSULATED AND HEATED with a GAS HEATER, HOT AND COLD WATER BIBS, FLOOR DRAIN TO SEWER, UPPER STORAGE SHELVES, and METAL WALL CABINETS (not stainless steel). The DRIVEWAY HAS BEEN SELF-SEALED, and the WALKS AND STEPS have been PROFESSIONALLY COATED with a WATER-REPELLENT SEALANT for durability and curb appeal.

The DECK OFF THE MAIN FLOOR provides an ELEVATED, PRIVATE VIEW with almost no visible rear neighbors. A gate gives direct access to the BOW RIVER PATHWAYS, connecting you to one of Calgary's BEST NATURAL AREAS.

Upstairs, the PRIMARY SUITE feels PEACEFUL AND PRIVATE, featuring a CUSTOM ENSUITE with DOUBLE VANITY, 10 MM GLASS SHOWER WITH BENCH, BODY SPRAYS, AND RAINHEAD, and a WALK-IN CLOSET that connects to the LAUNDRY ROOM. Two additional bedrooms, each with their own WALK-IN CLOSETS, and a well-appointed FIVE-PIECE MAIN BATH complete the level. The BONUS ROOM connects to the vaulted main floor below via OPEN RAILINGS, creating an OPEN, AIRY FEEL.

The WALKOUT BASEMENT is FULLY FINISHED with OVERSIZED WINDOWS, a BRIGHT FOURTH BEDROOM, a THREE-PIECE BATH, and access to a COVERED PATIO below the deck. Whether for guests, a HOME GYM, MEDIA ROOM, or play area, this level offers COMFORT AND FLEXIBILITY.

Additional highlights include GEMSTONE LIGHTING (front and back), SOFT WATER,

and a PROFESSIONALLY LANDSCAPED BACKYARD with ASTROTURF, DECORATIVE ROCK, and IRRIGATED PLANTERS. The setting is EXCEPTIONALLY PRIVATE, with MATURE TREES behind and only a small glimpse of rooftops beyond.

This home shows LIKE NEW, with THOUGHTFUL UPGRADES, QUALITY FINISHES, and one of the BEST LOCATIONS in CRANSTONâ€™S RIVERSTONE. Itâ€™s a TRUE 10 OUT OF 10.

Built in 2021

**Essential Information**

MLS® #	A2222681
Price	\$1,100,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,490
Acres	0.11
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	146 Cranbrook Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3C2

**Amenities**

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

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), 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	Balcony, Barbecue, BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	2
Zoning	R-G
HOA Fees	517
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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