

# \$1,150,000 - 29 Cranbrook Cove Se, Calgary

MLS® #A2214964

**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 2,500 sqft

Residential on 0.10 Acres

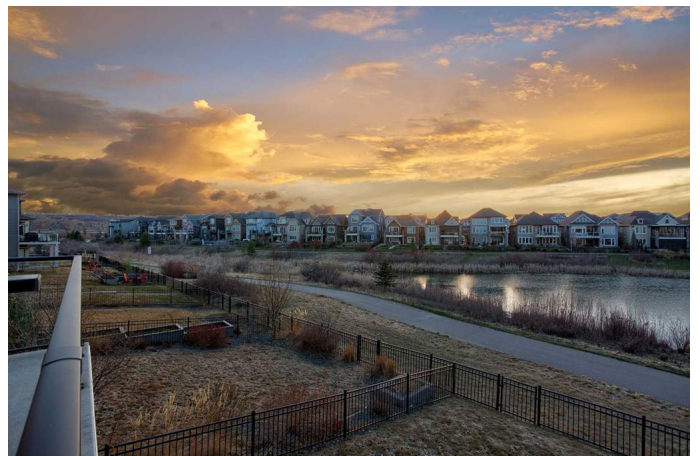
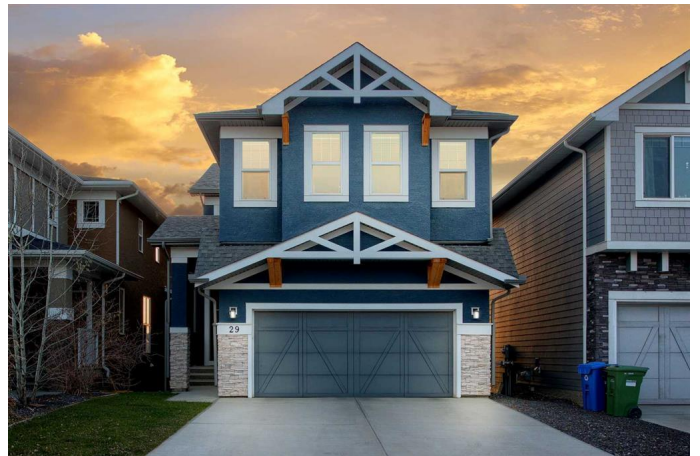
Cranston, Calgary, Alberta

Welcome to this exceptional luxury home located on a quiet street in the prestigious community of Riverstone. With no neighbours behind and direct access to walking paths and green space, this 4-bedroom, 3.5-bathroom walkout home offers 3300 SqFt of thoughtfully designed, high-end living.

From the moment you enter, you're greeted by an open-concept main level with soaring 10-foot ceilings and oversized windows that flood the space with natural light and frame picturesque views of the pond and walking trails. The gourmet kitchen is a showstopper, featuring a massive leathered granite island, premium 36" 6-burner gas range, under-cabinet lighting, drink fridge, and elegant two-tiered cabinetry that extends to the ceiling. A wrap-around counter flowing into the mudroom provides an abundance of prep and storage space.

Upstairs, the layout is both functional and private, with the two secondary bedrooms well-separated from the serene primary suite. The luxurious ensuite offers a deep soaker tub, river rock tile shower, and significant counter space with dedicated vanity area—all overlooking peaceful green space.

The fully finished walkout basement adds incredible versatility with a large media/rec room, newer wet bar, 9-foot ceilings, oversized windows, a guest bedroom, full bathroom, and



ample storage.

Additional upgrades include custom built-ins throughout, soundproofing on the upper level with insulated interior walls, built-in Bang & Olufsen speakers in the bonus room, and Kasa smart switches for app-controlled lighting. Outside, enjoy a full-width dura deck, aggregate patio with steps to the backyard, and hot tub rough-in ready for future enjoyment. With an oversized 25' x 21' garage that easily fits two SUVs there is no shortage of storage.

Your backyard conveniently leads to paths that go directly to the Bow River as well as multiple parks and playgrounds throughout this family friendly community. The wide variety of amenities in Seton are only minutes away, and this location provides convenient access to both Deerfoot and Stoney Trail. Welcome to a home that seamlessly blends luxury, function, and location - your search is over.

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214964    |
| Price          | \$1,150,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,500       |
| Acres          | 0.10        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 29 Cranbrook Cove Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 2S9              |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Tray Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings                        |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas                                                                                                                        |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full, Walk-Out                                                                                                   |

### **Exterior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Other                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Wetlands |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Stucco, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                         |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| Zoning         | R-G           |
| HOA Fees       | 517           |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Real Broker

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