

\$1,450,000 - 9 Cranbrook Cape Se, Calgary

MLS® #A2218644

\$1,450,000

4 Bedroom, 4.00 Bathroom, 2,650 sqft

Residential on 0.16 Acres

Cranston, Calgary, Alberta

Nestled in the sought-after Cranstonâ€™s Riverstone community, this stunning 3,800 sq ft home offers an exceptional blend of luxury, functionality, and breathtaking views. With direct walking paths into the valley and toward the Bow River, this beautifully landscaped property embraces its Southwest exposure. It overlooks the serene ravine for a daily dose of nature and tranquility, backed by the picturesque Bow River for a truly serene and natural backdrop. As you step inside, you're welcomed by a grand foyer with ample built-in storage and a custom barn door that opens into a spacious mudroom. The triple garage impresses with its high ceilings, offering excellent future potential for overhead storage. The open-concept main floor with premium engineered hardwood seamlessly connects the living room, dining area, and gourmet kitchen, all thoughtfully positioned to maximize panoramic views of the ravine and river beyond. A floor-to-ceiling tile fireplace creates a stunning focal point, adding warmth and elegance to the space. The dining room opens directly onto a southwest-facing deck, offering an exceptional setting for indoor-outdoor living with retractable screens. The chefâ€™s kitchen is a true showpiece, thoughtfully designed for both elevated everyday living and effortless entertaining. It showcases full-height custom cabinetry, a premium built-in KitchenAid wall oven and microwave, a sleek 5-burner gas cooktop with a sleek hood fan, and a Samsung 4-panel refrigerator that



seamlessly blends style with function. Just beyond, a discreetly positioned spice/prep kitchenâ€™ adds both convenience and refinement. Adjacent to the kitchen, a dedicated office space offers inspiring views of the backyard, ravine, and river. Upstairs, a spacious bonus room provides a perfect relaxing spot while taking in the views of the walking path and surrounding landscape. The master suite is a true sanctuary, thoughtfully designed to evoke calm and comfort. Wake up to unobstructed views of the Bow River and enjoy your own private, covered patio. The secondary bedrooms are equally impressive, each featuring walk-in closets and large windows that frame beautiful hill views. The fully finished walk-out basement extends your living space, offering an exquisite covered outdoor area enclosed by a retractable screen. The basement features Luxury Vinyl Plank flooring, a spacious fourth bedroom, a stylish wet bar, a built-in desk area, and generous open space for hosting gatherings or enjoying movie nights with a built-in projector screen. Mechanically, the home is designed for both efficiency and luxury, featuring two high-performance furnaces, an oversized hot water tank, a water softener, humidifiers, and an air conditioning system to ensure year-round comfort. The 16 solar panels enhance the home's energy efficiency, significantly offsetting energy costs and aligning with a sustainable, eco-conscious lifestyle.

Built in 2022

Essential Information

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|-----------|-------------|
| MLS® # | A2218644 |
| Price | \$1,450,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |

| | |
|----------------|-------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,650 |
| Acres | 0.16 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 9 Cranbrook Cape Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 3L5 |

Amenities

| | |
|----------------|---|
| Amenities | None |
| Parking Spaces | 6 |
| Parking | Concrete Driveway, Garage Door Opener, Garage Faces Front, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating | Natural Gas, Fan Coil |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Tile |
| Has Basement | Yes |

| | |
|----------|--------------------------|
| Basement | Finished, Full, Walk-Out |
|----------|--------------------------|

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Private Yard |
| Lot Description | Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Private, See Remarks, Views |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 16 |
| Zoning | R-2M |
| HOA Fees | 552 |
| HOA Fees Freq. | ANN |

Listing Details

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|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
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