\$1,374,900 - 468 Cranbrook Gardens Se, Calgary

MLS® #A2212919

\$1,374,900

4 Bedroom, 4.00 Bathroom, 2,227 sqft Residential on 0.14 Acres

Cranston, Calgary, Alberta

Welcome to 468 Cranbrook Gardens, where nature meets luxury. OPEN HOUSE Saturday May 17 from 12-2pm, Sunday from 12-2pm and Monday 2-4pm.

Backing directly onto the Bow River, this exceptional home offers unobstructed views and a lifestyle defined by peace and connection to the outdoors. Situated on an extra-large, thoughtfully landscaped lot in one of Cranston Riverstone's most sought-after locations, this property is sure to impress from the moment you arrive.

This home blends high-end style with everyday function. With 4 bedrooms (3 + 1), 3.5 bathrooms, a bonus room, main floor office with a dedicated gym and yoga studio in the walkout basement, there's space for every lifestyle.

The main level is truly a showstopper. You'II find rich hardwood floors, 9' ceilings with an impressive open-to-below design, and oversized upgraded windows that frame the river views. The gourmet kitchen features an extended island, premium appliances, and upgraded stone countersâ€"anchored by designer lighting and fixtures that elevate the entire space. The main floor also includes a private office or flex space, a walk-through pantry, and a mudroom with built-in storage connecting to the garage.

Upstairs, the luxury continues with hardwood







throughout, a cozy bonus room, and three spacious bedrooms. The bathrooms feature upgraded tile and heated floors, while voice-controlled blinds, built-in speakers, and premium finishes add comfort and convenience throughout. The laundry room also features upgraded tile and stylish fixtures.

The fully developed walkout basement adds even more living space, with 9' ceilings, a private bedroom and bathroom with heated flooring, a home gym, and a yoga studio overlooking the river valleyâ€"perfect for fitness and relaxation. A large storage room completes the lower level.

Every detail outside has been just as carefully considered. From the aggregate concrete driveway to the glass railings on the upper balcony, full staircase access to the lower patio, and a fully integrated irrigation system, outdoor living is easy and inviting. Whether you're enjoying a quiet morning on the deck, hosting friends, or tending your garden, this backyard is truly a private escape.

The heated garage is also upgraded with a dog wash station, custom paneling, built-in storage, and wiring for two electric vehicles.

This isn't just a homeâ€"it's a lifestyle, nestled within one of Calgary's most picturesque communities. Steps from parks, walking paths, and Fish Creek Provincial Park, and just minutes to Seton amenities, top-rated schools. 468 Cranbrook Gardens delivers the perfect blend of luxury, space, and location.

A rare opportunity like this must be seen in person to be fully appreciated. Book your showing today!

Built in 2022

Essential Information

MLS® # A2212919 Price \$1,374,900

Bedrooms 4
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 2,227
Acres 0.14
Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 468 Cranbrook Gardens Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3N5

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen

Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting,

See Remarks, Stone Counters, Walk-In Closet(s), Wired for Sound

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Water

Softener, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Garden, Private Yard

Lot Description Back Yard, Creek/River/Stream/Pond, Garden, Landscaped, No.

Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025

Days on Market 3

Zoning R-G

HOA Fees 475

HOA Fees Freq. ANN

Listing Details

Listing Office The Real Estate District

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