

# \$865,000 - 20 Cranbrook Manor Se, Calgary

MLS® #A2236731

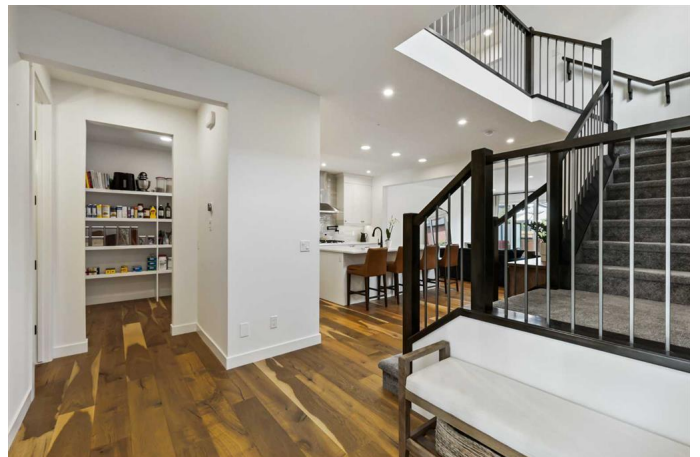
## \$865,000

3 Bedroom, 3.00 Bathroom, 2,476 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

This extensively upgraded Columbia model is a standout in the heart of Cranston Riverstone. Step into 2475 square feet of superbly developed Living space! Wide plank European Oak hardwood floors and 9-foot ceiling create a spacious, modern feel on the main level. The gourmet kitchen features an oversized gas range, farmhouse sink, pot filler, quartz countertops, extended cabinetry, and a massive walk-in pantry. Roughed in central VAC and ceiling speakers await your finishing touches. A walk-through mudroom and conveniently located closet add everyday ease. The open living and dining areas are perfect for entertaining, with large double sliding doors leading to a two-tiered private deck, landscaped yard, and a charming side garden. Gas line conveniently located for BBQ or a fire pit, with an extra line in the garage for a heater. Upstairs, the primary suite includes a large walk-in closet and 5-piece ensuite with freestanding tub, oversized shower, and double vanity. A cozy flex room is wired for media or ideal as a reading nook. Two additional bedrooms and a 5-piece bathroom with double sinks complete the upper level. Additional features include Air Conditioning, 9-foot ceiling in the basement, motorized blinds on the main floor, oversized windows, and durable Hardy board siding. Located just steps from the Bow River and green space, with easy access to Deerfoot and Stoney Trail. A must-see home in one of Calgary's premier communities. Book your showing



today.

Built in 2021

### Essential Information

MLS® #	A2236731
Price	\$865,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,476
Acres	0.11
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	20 Cranbrook Manor Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K5

### Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Convection Oven, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Barbecue
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	52
Zoning	R-G
HOA Fees	493
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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