

# \$689,900 - 23 Cranbrook Terrace Se, Calgary

MLS® #A2227557

**\$689,900**

3 Bedroom, 3.00 Bathroom, 1,665 sqft  
Residential on 0.07 Acres

Cranston, Calgary, Alberta

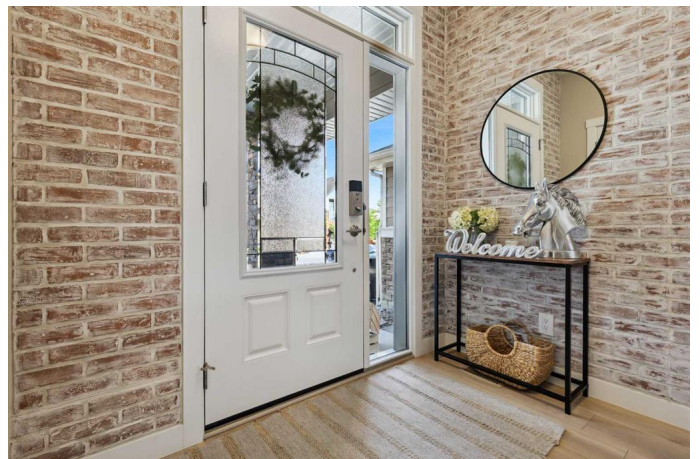
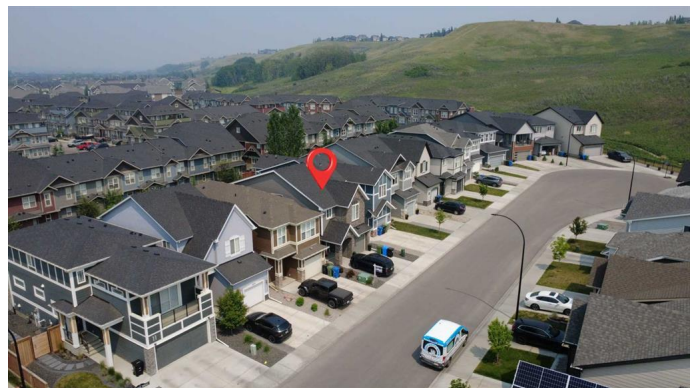
This could be your future home in the prestigious community of Cranston Riverstone, nestled in the Bow River Valley. This beautifully designed home with 3 bedroom & 2 1/2 baths offers 1,665 sq ft of elegant living space with contemporary finishes, an open-concept layout, and room to grow—potentially expanding to over 2,150 sq ft with the unfinished basement.

Step into an inviting front foyer that flows into a bright, open main floor with 9â€™™ ceilings.

The gourmet kitchen features full-height upgraded cabinetry, quartz countertops, stainless steel appliances, and a gas range—perfect for cooking and entertaining. The spacious great room and adjacent dining area includes a cozy fireplace, while the oversized patio sliding door opens onto a two-tier rear deck, complete with a gas line for easy BBQs and a beautifully landscaped backyard.

Upstairs, a vaulted primary suite offers a bright peaceful retreat with custom wall paneling, a large walk-in closet, and a luxurious ensuite boasting a 5' tiled shower, quartz counters, and a sliding barn door. Two additional generous bedrooms, a full bath, upper-floor laundry, and a central bonus room ideal for movie nights or family hangouts complete the upper level.

Additional features include stylish modern railing with steel pickets, central air conditioning, high-efficiency furnace and hot water tank. The attached garage has



convenient access off the front foyer. The exterior of the home includes a striking two-storey stone façade and high-end HardieBoard siding. The driveway width has been extended to accommodate 2 vehicles. Located just minutes from top-rated schools, shopping, parks, pathways, Seton Urban District, South Health Campus, and major roadways. Enjoy outdoor recreation, golf courses, Spruce Meadows, and the Seton YMCA—all within easy reach. This is more than just a house—it's a lifestyle. Come see it for yourself and make it your next home in Riverstone! View this home today!

Built in 2020

### Essential Information

MLS® #	A2227557
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,665
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	23 Cranbrook Terrace Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2X6

### Amenities

Amenities	Clubhouse, Park, Recreation Facilities
Parking Spaces	3
Parking	Driveway, Front Drive, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 7th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	493
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
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