$968,000 - 453 Cranbrook Gardens Se, Calgary

MLS® #A2199671

$968,000
5 Bedroom, 4.00 Bathroom, 2,376 sqft
Residential on 0.12 Acres

Cranston, Calgary, Alberta

This Arts & Crafts elevationÂ 'Robson 26' built by Brookfield Residential is fully developed and heavily upgraded throughout! Featuring 3 living areas, 5 bedrooms, 3.5 bathrooms and situated on an oversized extra deep lot, this stunning new home is exactly what you've been looking for! Located in the heart of prestigious Riverstone, this brand new home is one of the very last new homes to be built in the entire community. The home has a grand foyer with front office space that could also be used for a children's play space, reading room or den. The centre of the main floor features a spiral staircase that leadsÂ to the second level - offering unique design features rarely seen in a home of this size. The gourmet kitchen includes a walkthrough pantry off of the mudroom and garage, adding to everyday convenience. The kitchen overlooks both the living and dining areas - making this the perfect space to entertain. A central gas fireplace and walls of windows in both the living and dining rooms allows for natural light to pour through the space all day long. Patio doors off of the living area lead to the 10' x 13' deck, perfect for outdoor entertaining. The main floor has a 2pc powder room and is complete with 9' ceilings and 8' doors throughout - creating a more open space. The spiral staircase leads to the second level where you'll find a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite is complete with a 5 pc en suite including dual

sinks, walk-in shower and a private water closet - in addition to its expansive walk-in closet. Two more bedrooms, a full bathroom with double sinks and a laundry room complete the second level. The basement is professionally developed by the builder, ensuring you have warranty throughout the entire home and providing a spaces that flows effortlessly. The basement features a large rec roomÂ + games area, 2 bedrooms and a full bathroom - making it the ideal space for family while they visit. The extra deep lot spans nearly 5,200 square feet in size - ensuring that your yard space is an enjoyable as your new home. Builder new home warranty & Alberta New Home Warranty are included with the purchase of this brand new home. Move in right away!Â *Builder warranty and Alberta New Home Warranty included with this new home. *Please note: Photos are from a show home model and are not an exact representation of the property for sale - it's just in the finishing stages of construction.Â

Built in 2025

Essential Information

MLS® #	A2199671
Price	$968,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,376
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	453 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	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Double Vanity
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	56
Zoning	R-G
HOA Fees	475
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.