

\$1,499,000 - 49 Cranbrook Cape Se, Calgary

MLS® #A2260516

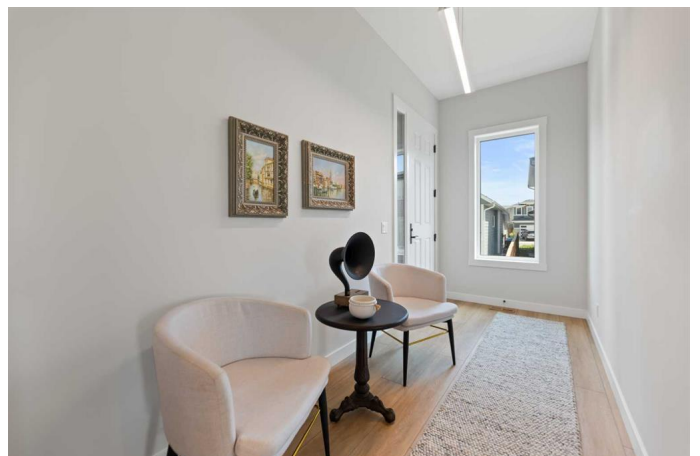
\$1,499,000

3 Bedroom, 3.00 Bathroom, 1,758 sqft

Residential on 0.25 Acres

Cranston, Calgary, Alberta

Welcome to one of Calgary's finest offerings where timeless design meets natural beauty in the prestigious enclave of Cranston Riverstone. This 2022-built luxury walkout bungalow is more than a home—it's a rare riverfront sanctuary, backing directly onto the Bow River and untouched natural reserve, offering uninterrupted views and total privacy with no rear neighbours. Designed for the discerning homeowner, this exquisite 3-bedroom, 2.5-bathroom estate offers 1757 SQFT on the main level and over 3000 SQFT of total developed living space. From the moment you enter, you'll be captivated by the flood of natural light, soaring ceilings, and seamless flow of the open-concept layout. The luxury kitchen is a chef's dream—featuring premium custom cabinetry, high-end appliances, and an abundance of space for both functionality and style. The great room offers expansive river views and opens onto your private upper deck—perfect for morning coffee or evening wine. Retreat to your serene primary suite, complete with a spa-like ensuite and custom walk-in closet. Downstairs, the fully developed walkout basement extends your lifestyle with space for an entertainment zone, home gym, or private retreat. Outside, nature becomes your neighbour. Walk the endless trails of Cranston's preserved river valley, or simply enjoy the peaceful stillness from your backyard. The oversized triple-car heated



garage, central A/C, and high-efficiency furnace complete the package for true year-round comfort and peace of mind.

Built in 2022

Essential Information

MLS® #	A2260516
Price	\$1,499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,758
Acres	0.25
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	49 Cranbrook Cape Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3L5

Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)
-------------------	---

Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Misting System, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Gazebo, Gentle Sloping, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2025
Days on Market	13
Zoning	R-2M
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.