

# \$1,199,999 - 13 Cranbrook Cove Se, Calgary

MLS® #A2249590

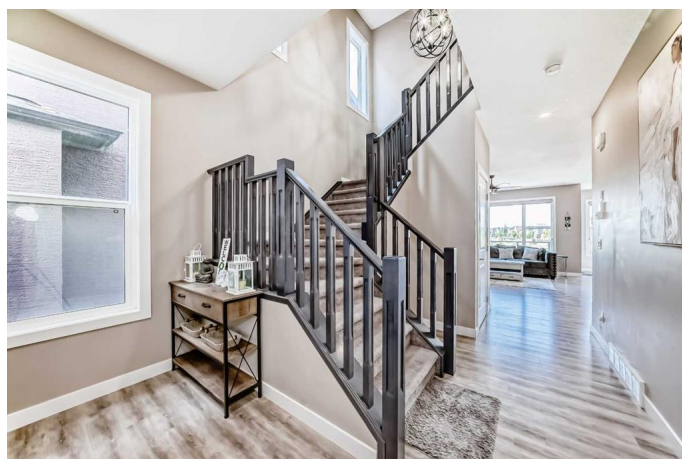
**\$1,199,999**

4 Bedroom, 4.00 Bathroom, 2,167 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

Nestled in the prestigious sought-after community of Riverstone, this exceptionally beautiful 4-bedroom, 3.5-bathroom retreat with a newly finished walkout basement offers just under 3000 sq ft of enjoyable space. It is truly an urban oasis. From the moment you walk in, you are greeted by a clear site line of the main level with 9-foot ceilings and oversized windows that flood the living spaces with natural light and mesmerizing vistas. The gourmet kitchen features an 8-foot island, stainless steel appliances and quartz countertops. The gathering area opens up into the family room and dining nook. The kitchen extends to a butler's and dry pantry with more prep and storage space. This home seamlessly blends functionality with style. Imagine sitting on the oversized deck either enjoying coffee in the morning or a glass of wine at night while watching the sunset and overlooking the manicured yard, the pond and walking trails. The view is breathtaking. With nature in your backyard, this home gives you direct access to walking paths that are only steps away from one of Alberta's most famous waterways, the Bow River. Upstairs, the three secondary bedrooms are well separated from the primary bedroom where the awe strikes you as enter. Overwhelmed by the oversized window and view, a deep soaker tub, a glass-in shower, a customized counter with dedicated vanity/makeup area, and a walk-in closet completes this space as an escape into sanctuary. The fully updated basement sports



two large storage rooms, a rec/game area, an office nook, a full bathroom and a wet bar/kitchenette with ample counter/cabinet space. Outside, enjoy another oversized deck that oversees the backyard. Up the hill, you are a quick drive to all the amenities that the southeast offers and only minutes away to both Deerfoot and Stoney Trail. The neighbors are engaging. The children are interactive. Looking for your dream home? Your search is over. Book your showing today!

Built in 2018

### Essential Information

MLS® #	A2249590
Price	\$1,199,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,167
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	13 Cranbrook Cove Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S9

### Amenities

Amenities	Other, Park, Party Room, Playground
Parking Spaces	4

Parking Double Garage Attached  
# of Garages 2

## Interior

Interior Features Built-in Features, Ceiling Fan, Pet Animal Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Bar, Chandelier, Wood Countertops  
Appliances Built-In Oven, Central Air Conditioning, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator

Heating Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full, Walk-Out

## Exterior

Exterior Features BBQ gas line, Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Creek/River/Stream/Pond  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed August 31st, 2025  
Days on Market 1  
Zoning R-G  
HOA Fees 518  
HOA Fees Freq. ANN

## Listing Details

Listing Office Homecare Realty Ltd.



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