

# \$900,000 - 23 Cranbrook Lane Se, Calgary

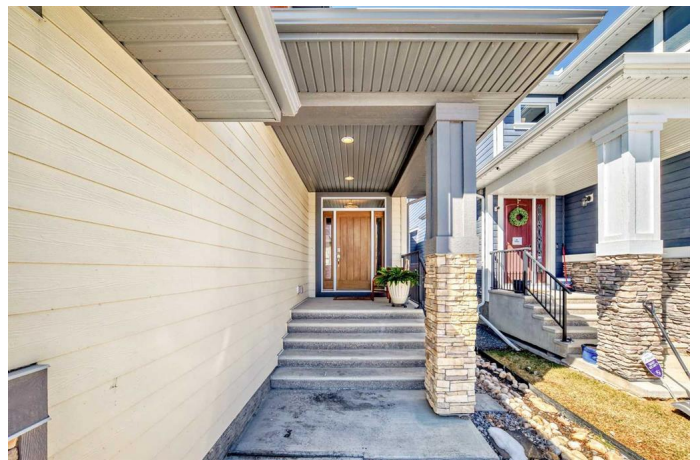
MLS® #A2207750

**\$900,000**

3 Bedroom, 3.00 Bathroom, 2,600 sqft  
Residential on 0.12 Acres

Cranston, Calgary, Alberta

This could be THE ONE! This home is AMAZING and located literally a 1 minute walk to the river pathway in Cranston's Riverstone! As soon as you pull into the driveway you are going to be impressed, come inside and have a look! The entryway is open and sets the tone to this impressive upgraded home. Right inside the entrance to your left is a large office with wall to wall shelving and plenty of room for your office furniture. As you enter the main living areas you are going to love this kitchen! It has loads of high end cabinet space, large kitchen island, upgraded stainless steel appliances, built in wall oven & microwave, tiled backsplash, induction cooktop, an extra area with built in wine racks and kitchen storage space - in addition to all of this there is also an appliance/coffee nook with custom shelving and more cabinets! Adjacent to the kitchen is the bright and sunny living room with a gorgeous floor to ceiling brick faced gas fireplace and wall to wall windows with views to the back yard and the dining area can accommodate a large table for those family gatherings! The main floor is completed with a half bathroom and a huge mudroom! As we head upstairs the primary bedroom is amazing! It has a balcony to enjoy the serene views and overlooks the back yard, there is a spa like ensuite with, beautiful tile work, quartz countertops, his and her vanities, large separate shower and a luxury soaker tub, a massive walk in closet with custom built ins that also lead you through to the upper level



laundry area! The 2nd and 3rd bedrooms share another amazing bathroom with quartz countertops, dual sinks separated with cabinet storage. Between the 3rd bedroom and the bonus room is a convenient office space perfect for a second home office or great for the kids to have a space for homework! The upper level is completed with an awesome bonus room to enjoy family movie nights in! The basement has tons of room for future development and will easily accommodate a 4th and or 5th bedroom, rec room and another bathroom if needed! This home ALSO has central A/C, engineered hardwood flooring throughout most of the entire house, upgraded lighting, extra deep lot with tons of privacy, tankless hot water tank, great garage space with shelving, nicely landscaped yard with a patio to enjoy the sunsets on! If this all wasn't enough this home is located in a prime location in one of the SE's best neighbourhoods and you will love the river access, pathways, parks and playgrounds just a short walk away and the access to all of the amenities, major roadways, hospital, river valley, YMCA, theatre, restaurants and shopping is perfect! You NEED to see this home, it is SURE to impress!

Built in 2017

### **Essential Information**

MLS® #	A2207750
Price	\$900,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,600
Acres	0.12
Year Built	2017

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	23 Cranbrook Lane Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2J5

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	520
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.