

# \$1,299,900 - 87 Cranbrook Way Se, Calgary

MLS® #A2220595

**\$1,299,900**

3 Bedroom, 4.00 Bathroom, 1,553 sqft  
Residential on 0.12 Acres

Cranston, Calgary, Alberta

Welcome to your dream home—a beautifully finished executive bungalow that perfectly balances tranquility and privacy. Nestled against a lush greenbelt with a picturesque creek, this property offers a serene escape with no direct neighbors behind, allowing you to fully enjoy your expansive backyard oasis.

One unique feature of this home is the convenience of two sets of washers and dryers: one in the master walk-in closet and another in the lower level, making laundry day a breeze.

Step inside to find an upgraded haven designed for modern living. The main floor boasts a luxurious master suite, complemented by a versatile front office/den, perfect for work or relaxation. The open-concept great room invites you in, showcasing a gourmet kitchen, spacious dining area, and an inviting living room centered around a cozy gas fireplace.

The chef-inspired kitchen is a true masterpiece, equipped with built-in stainless steel appliances, an oversized island, elegant granite countertops, and an expanded cabinet design for ample storage. A dedicated coffee bar area awaits your morning rituals, making it ideal for both entertaining and quiet evenings at home.

Your private master suite creates a spa-like



sanctuary, with ample space for king-sized furniture. The ensuite bathroom envelops you in peace and tranquility, featuring a luxurious soaker tub, oversized tile-and-glass shower, and double sinks.

Venture to the walk-out lower level, where endless possibilities await. Enjoy movie nights in the media room, host game nights in the expansive games room complete with a full wet bar, and accommodate guests in the additional bedroom with its own private ensuite bath. A second bedroom and full bathroom provide additional comfort and convenience.

Large windows throughout both levels flood the home with natural light, highlighting the sunny south exposure and breathtaking views of your serene backyard retreat. This immaculate home is move-in ready, offering a rare opportunity to experience luxurious living in a peaceful setting.

Donâ€™t miss your chance to embrace the perfect blend of elegance, comfort, and natural beautyâ€”schedule your private showing today!

Built in 2015

**Essential Information**

MLS® #	A2220595
Price	\$1,299,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,553
Acres	0.12
Year Built	2015
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	87 Cranbrook Way Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2C3

### Amenities

Amenities	Clubhouse, Party Room, Playground, Racquet Courts, Gazebo, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 13th, 2025  
Days on Market                51  
Zoning                              R-G  
HOA Fees                         518  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.