

\$859,900 - 13 Cranbrook Park Se, Calgary

MLS® #A2244925

\$859,900

3 Bedroom, 3.00 Bathroom, 2,282 sqft
Residential on 0.10 Acres

Cranston, Calgary, Alberta

Welcome to this stunning home by Trico Homes, located in the prestigious community of Cranston Riverstone. This beautifully designed two-storey property offers exceptional living space with high-end upgrades and timeless finishes throughout. The main floor boasts 9-foot ceilings and rich hardwood flooring, creating a warm and inviting atmosphere. The open-concept layout includes a chef's kitchen equipped with stainless steel appliances, including a built-in wall oven and microwave, elegant white quartz countertops, glacier white cabinetry, a walk-through pantry with custom built-ins, and a large island with a flush eat-in bar—perfect for entertaining. The spacious living room features a cozy gas fireplace, while the dining nook opens to a huge 26' x 10' deck with an upgraded glass railing through rear patio doors, ideal for indoor-outdoor living. An office with an attached bookcase/desk, and a stylish 2-piece bathroom complete the main level. Upstairs, you'll find a generous central bonus room with coffered ceilings, a convenient laundry room, and three spacious bedrooms. The primary suite includes an oversized walk-in closet and a luxurious spa-like 5-piece ensuite with double sinks, quartz counters, a soaker tub, a separate shower, and a custom barn door for added charm. Enjoy your oversized walk-in closet. Two additional bedrooms and another 4 piece bathroom with matching quartz countertops



complete the second floor.
The bright, upgraded sunshine basement features three large windows, roughed-in plumbing, and a finished staircase offering the perfect blank canvas for your future development.
Additional highlights include an oversized double attached garage, upgraded stair railings, Hunter Douglas blinds throughout, central air conditioning, and a fully landscaped yard oasis with low-maintenance turf and a pergola. Don't miss your opportunity to own this exceptional home in one of Calgary's most sought-after communities!

Built in 2021

Essential Information

MLS® #	A2244925
Price	\$859,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,282
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	13 Cranbrook Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B8

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Stone Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.