# \$829,900 - 240 Cranbrook Circle Se, Calgary

MLS® #A2267412

## \$829,900

3 Bedroom, 3.00 Bathroom, 2,245 sqft Residential on 0.11 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully designed 3-bedroom home on a quiet street in the desirable Riverstone community. Ideally located near the Bow River and scenic walking trails, it blends modern style with family-friendly comfort. Inside, you'll find a bright open-concept main floor with 9-foot ceilings, 8-foot doors, and oversized windows. The chef's kitchen features quartz countertops, extended cabinetry, stainless steel appliances, and a large island perfect for entertaining. The inviting living room centres around a cozy gas fireplace for relaxing nights in. Upstairs, the primary suite offers a luxurious ensuite with dual sinks, a soaker tub, and a tiled glass shower. Two additional bedrooms, a bonus room, and upper laundry complete the level. The basementâ€"with 9-foot ceilings, large windows, and bathroom rough-insâ€"awaits your personal touch. Enjoy the sunny west-facing backyard with a two-tier deck, pergola, privacy screen, and mature trees. Central air ensures year-round comfort. Combining thoughtful upgrades, functional design, and a prime Riverstone location, this home is a must-see for families seeking both sophistication and comfort.







Built in 2017

#### **Essential Information**

MLS® # A2267412 Price \$829,900 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,245

Acres 0.11

Year Built 2017

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 240 Cranbrook Circle Se

Subdivision Cranston

City Calgary

County Calgary

Province Alberta

Postal Code T3M 2L9

#### **Amenities**

Amenities Clubhouse

Parking Spaces 4

Parking Double Garage Attached, Oversized

# of Garages 2

#### Interior

Interior Features Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Appliances Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Lawn, Rectangular Lot, Yard Lights

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 29th, 2025

Days on Market 6

Zoning R-G

HOA Fees 518

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX First

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