

\$810,000 - 39 Cranbrook Green Se, Calgary

MLS® #A2261843

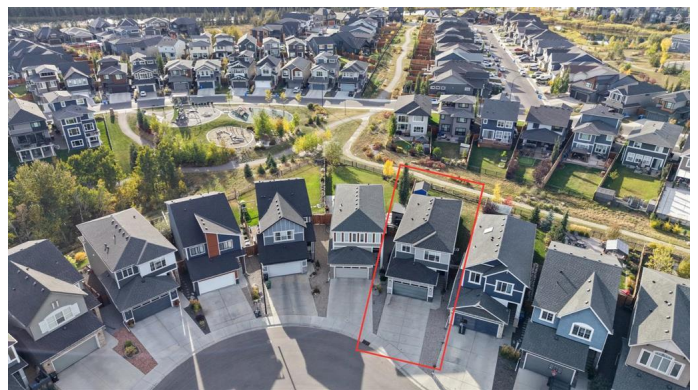
\$810,000

4 Bedroom, 4.00 Bathroom, 2,124 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

Discover the charm of valley living in Cranston's highly sought after Riverstone community. With direct access to Fish Creek Park, the Bow River, endless walking paths, and tranquil surroundings, this elevated lifestyle is truly unique to Calgary. Backing onto a green space and pathway with quick access to a park and playground, this fully developed family home is designed for comfort and connection. Step into the welcoming front foyer with high ceilings and abundant natural light. The main level features durable vinyl plank flooring in neutral tones, creating a modern and inviting feel throughout. The kitchen is a showstopper, with a designer tile backsplash, statement hood fan, gas cooktop, built in oven and microwave, two toned quartz countertops, and upgraded cabinetry. A spacious walkthrough pantry with room for a second fridge or freezer connects to the mudroom, offering practical access to the garage and a conveniently located powder room. Upstairs, the primary suite is a private retreat complete with a lovely ensuite featuring a soaker tub, dual sinks, a walk in tiled shower, and a generous walk in closet. Two additional bedrooms, a full bathroom, upper laundry, and a bonus room round out the second floor. The fully finished basement extends the living space with a large rec room, fourth bedroom, full bathroom, and plenty of storage. Central A/C ensures year round comfort. Enjoy the outdoors in your large backyard with a spacious deck, large storage



shed and backing directly onto a pathway that leads to the nearby playground. The community is designed to take advantage of the natural topography: ridges, escarpments, river valley- offering views and green space throughout. Check out the virtual tour!

Built in 2018

Essential Information

MLS® #	A2261843
Price	\$810,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,124
Acres	0.12
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	39 Cranbrook Green Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X1

Amenities

Amenities	Other, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Storage
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	40
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.