

# \$980,000 - 27 Cranbrook Lane Se, Calgary

MLS® #A2228281

**\$980,000**

4 Bedroom, 4.00 Bathroom, 2,341 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

Stop your search, you have just found your dream home! On a community spirited and family friendly street, steps away from Fish Creek Park, this beautifully upgraded 2-storey home in the heart of Riverstone blends timeless design with exquisite functionality, offering over 3,300 sq ft of total living space across three fully finished levels.

The main floor is bright and open, anchored by a pinterest worthy kitchen with glass-front upper cabinets, an oversized island, granite counters, and a gas range—designed equally for weekday dinners and weekend entertaining. A spacious living room with a show-stopping gas fireplace connects seamlessly to the dining area, all framed by large triple-pane windows that bring the outdoors in.

The upper level features a thoughtfully designed layout with a huge bonus room, two generously sized bedrooms, a 5-piece main bathroom with private w/c and separate tub/shower room, and a convenient large, upper level laundry room. The crown jewel is the primary suite—complete with vaulted ceilings, a spa-inspired 5-piece ensuite with deep soaker tub, oversized tiled shower, double vanity, private toilet, and a walk-in closet large enough to satisfy any shopaholics clothing addiction.

The professionally finished basement extends



the living space with a large rec room with upgraded 8'9ft ceilings, fourth bedroom, full bathroom, and plenty of room to customize for work, fitness, or play.

Outside, the backyard is a private retreatâ€”the large green space is complimented by expert landscaping to offer a plethora of year-round colour, with a sprawling stamped concrete patio, gas line for BBQ, and a rough-in for a future hot tub. A wide side gate adds convenience and flexibility as well as a pristine green space

Additional features include tankless hot water, water softener, sump pump, and triple-pane windows on all four sides of the home. Located just steps from a pathway leading directly into Fish Creek Park and the Bow River trail system, this is an ideal setting for nature lovers, families, and anyone looking to find their luxurious forever home.

Built in 2018

**Essential Information**

MLS® #	A2228281
Price	\$980,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,341
Acres	0.13
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	27 Cranbrook Lane Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2J5

### **Amenities**

Amenities	Playground, Racquet Courts, Recreation Facilities, Clubhouse, Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Lighting
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	518

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Royal LePage Benchmark

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