

# \$1,099,900 - 6 Cranbrook Circle Se, Calgary

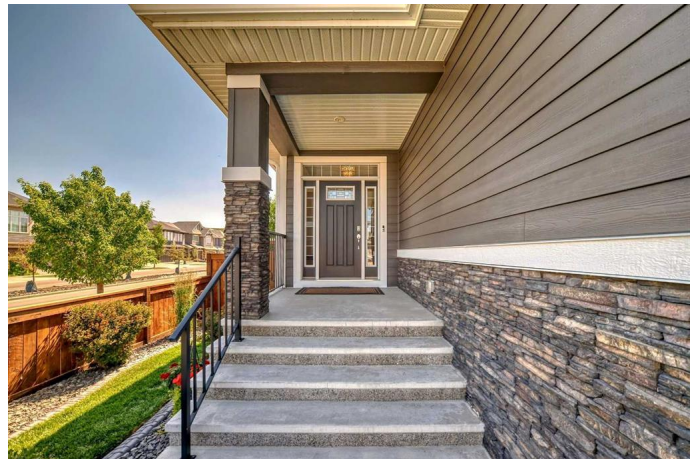
MLS® #A2185139

**\$1,099,900**

3 Bedroom, 3.00 Bathroom, 1,438 sqft  
Residential on 0.13 Acres

Cranston, Calgary, Alberta

Welcome to luxury living in Cranston Riverstone. This former show home sits on a prime corner lot just steps from the scenic Riverwalk and Bow River, offering a lifestyle of elegance, comfort, and convenience. Inside, this fully upgraded, air-conditioned bungalow features over 2,712 sq. ft. of thoughtfully designed living space. The main level boasts 9' ceilings, wide-plank engineered hardwood flooring, and detailed millwork that creates a refined, sophisticated ambiance. An open-concept layout highlights a stylish living room with a stone-clad gas fireplace (with adjustable fan), custom accent wall, and hidden compartment for a clean, clutter-free look. The chef's kitchen is built to impress with premium built-in KitchenAid appliances, gas cooktop, custom soft-close cabinetry, under-cabinet LED lighting, and a large island featuring dual power outlets and garburator-ready wiring. The primary suite is a serene retreat with a striking stone feature wall, custom walk-in closet with glass-front drawers and full-length mirrors, and a spa-inspired ensuite with a tiled shower, bench, and built-in wall niches. The fully developed basement has just been upgraded with beautiful white oak luxury vinyl plank flooring and offers a theater-ready family room wired for 7.1 surround sound, a sleek wet bar with full cabinetry, home gym space, and a second fireplace with built-in fan. Smart and stylish throughout, this home includes keyless entry (front and garage), smart home wiring for



future upgrades, central vacuum on all levels including the garage, motion-sensor lighting in closets, LED dimmer switches, and an oversized 12â€™™ garage perfect for storage or a car hoist. The professionally landscaped yard is low maintenance and includes built-in blinds in the double garden doors, a BBQ gas line, deck outlets, two exterior water taps, outdoor pot lights on timers, hot/cold garage taps, a slat-wall garage system, and exterior keypad entry. This home truly blends luxury and lifestyleâ€™™t miss your chance to experience it.

Built in 2018

### Essential Information

MLS® #	A2185139
Price	\$1,099,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.13
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6 Cranbrook Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L9

### Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Crown Molding, Natural Woodwork, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar, Stone Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer, Window Coverings, Oven-Built-In, Disposal
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Blower Fan
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Corner Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 3rd, 2025
Days on Market	91
Zoning	R-G
HOA Fees	45
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	eXp Realty
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