

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

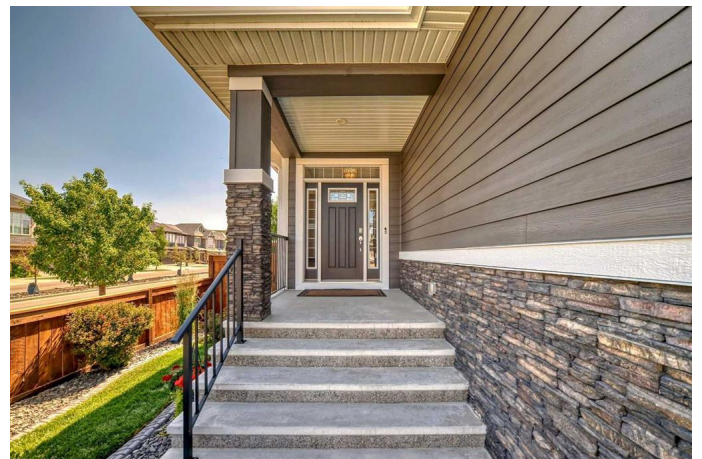
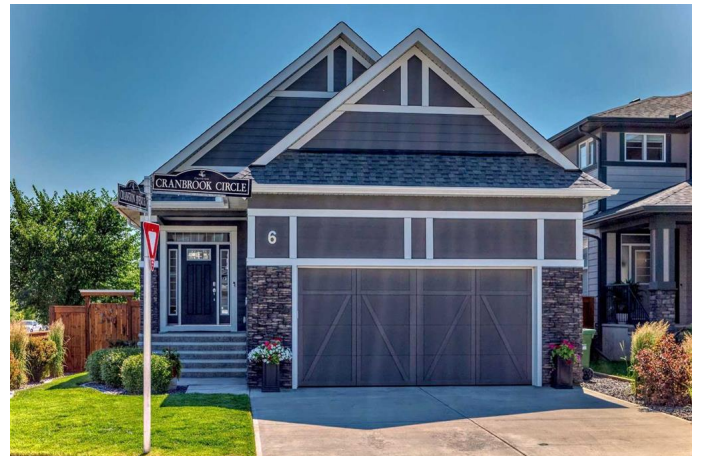
MLS® #A2185139

**\$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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