

# \$850,000 - 20 Cranbrook Bay Se, Calgary

MLS® #A2209451

**\$850,000**

4 Bedroom, 4.00 Bathroom, 2,128 sqft  
Residential on 0.12 Acres

Cranston, Calgary, Alberta

Welcome to this FULLY FINISHED stunning 4-bedroom, 3.5-bathroom home with an oversized backyard, just SECONDS FROM THE BOW RIVER in the highly sought-after community of Cranston's Riverstone. This family-friendly STREET is one of the best in the neighbourhood!

Upon entering, you are welcomed by a spacious foyer with a front closet, providing ample storage for coats and shoes. The main level features beautiful vinyl flooring throughout, creating a seamless and stylish look.

The kitchen is a chef's dream, featuring sleek BLACK STAINLESS STEEL APPLIANCES, elegant quartz countertops, and an oversized island that provides plenty of space for meal preparation and casual dining. Ceiling-height cabinets offer abundant storage for all your kitchen essentials, while a built-in pantry ensures extra convenience.

Adjacent to the kitchen, the dining area is a bright and inviting space, highlighted by a stunning light fixture and an ELECTRIC FIREPLACE that adds warmth and ambiance. Large windows fill the room with natural light and offer a view of the expansive backyard. Step outside to find a large deck, a BUILT-IN HOT TUB, and a shed, making this outdoor space perfect for relaxing or entertaining.



Heading upstairs, you will find three generously sized bedrooms, all with plush carpet flooring. The cozy family room is an ideal space to unwind, complete with a large window that enhances the airy feel of the home. The first two bedrooms are versatile, making them perfect for children's rooms, a guest space, or a home office. A conveniently located 4-piece bathroom serves these rooms.

The primary bedroom is a true retreat, featuring a stylish feature wall and a spacious walk-in closet with a front-facing window. The luxurious 5-piece ensuite includes a double vanity with quartz countertops, tiled flooring, a built-in bathtub, and a large CUSTOM 10M TILE AND GLASS SHOWER, creating a spa-like atmosphere. A well-equipped laundry room with a washer and dryer completes the upper level.

The FULLY FINISHED BASEMENT expands your living space with a large family room, featuring an electric fireplace for added comfort. The basement also includes a fourth bedroom, a 4-piece bathroom, and a utility room with charming BARN DOORS.

Cranston's Riverstone is a beautiful community filled with walking paths along the Bow River, parks, and breathtaking natural scenery. Residents enjoy access to Cranston's community center, which offers an outdoor rink, water park, basketball court, gymnasium, and frequently hosts farmers' markets. The area is home to various shops, stores, and five schools, offering both public and Catholic options. Convenient access to Stoney Trail and Deerfoot Trail makes commuting effortless.

Don't miss your opportunity to call this incredible home yours.

Built in 2020

## Essential Information

MLS® #	A2209451
Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,128
Acres	0.12
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	20 Cranbrook Bay Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3C2

## Amenities

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

## Interior

Interior Features	Double Vanity, Kitchen Island, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp 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.