

# \$985,000 - 453 Cranbrook Gardens Se, Calgary

MLS® #A2199671

**\$985,000**

5 Bedroom, 4.00 Bathroom, 2,376 sqft  
Residential on 0.12 Acres

Cranston, Calgary, Alberta

OPEN HOUSE - SATURDAY APRIL 5th  
FROM 2:00-4:00! This Arts & Crafts  
elevation 'Robson 26' built by Brookfield  
Residential is fully developed and heavily  
upgraded throughout! Featuring 3 living areas,  
5 bedrooms, 3.5 bathrooms and situated on an  
oversized extra deep lot, this stunning new  
home is exactly what you've been looking for!  
Located in the heart of prestigious Riverstone,  
this brand new home is one of the very last  
new homes to be built in the entire community.  
The home has a grand foyer with front office  
space that could also be used for a children's  
play space, reading room or den. The centre  
of the main floor features a spiral staircase that  
leads to the second level - offering unique  
design features rarely seen in a home of this  
size. The gourmet kitchen includes a  
walkthrough pantry off of the mudroom and  
garage, adding to everyday convenience. The  
kitchen overlooks both the living and dining  
areas - making this the perfect space to  
entertain. A central gas fireplace and walls of  
windows in both the living and dining rooms  
allows for natural light to pour through the  
space all day long. Patio doors off of the living  
area lead to the 10' x 13' deck, perfect for  
outdoor entertaining. The main floor has a 2pc  
powder room and is complete with 9' ceilings  
and 8' doors throughout - creating a more  
open space. The spiral staircase leads to the  
second level where you'll find a central bonus  
room that separates the primary suite from the  
secondary bedrooms. The primary suite is



complete with a 5 pc en suite including dual sinks, walk-in shower and a private water closet - in addition to its expansive walk-in closet. Two more bedrooms, a full bathroom with double sinks and a laundry room complete the second level. The basement is professionally developed by the builder, ensuring you have warranty throughout the entire home and providing a spaces that flows effortlessly. The basement features a large rec room + games area, 2 bedrooms and a full bathroom - making it the ideal space for family while they visit. The extra deep lot spans nearly 5,200 square feet in size - ensuring that your yard space is an enjoyable as your new home. Builder new home warranty & Alberta New Home Warranty are included with the purchase of this brand new home. Move in right away! \*Builder warranty and Alberta New Home Warranty included with this new home. \*Please note: Photos are from a show home model and are not an exact representation of the property for sale - it's just in the finishing stages of construction.

Built in 2025

### Essential Information

MLS® #	A2199671
Price	\$985,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,376
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	453 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3N5

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	30
Zoning	R-G
HOA Fees	475

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Charles

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