

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

MLS® #A2185139

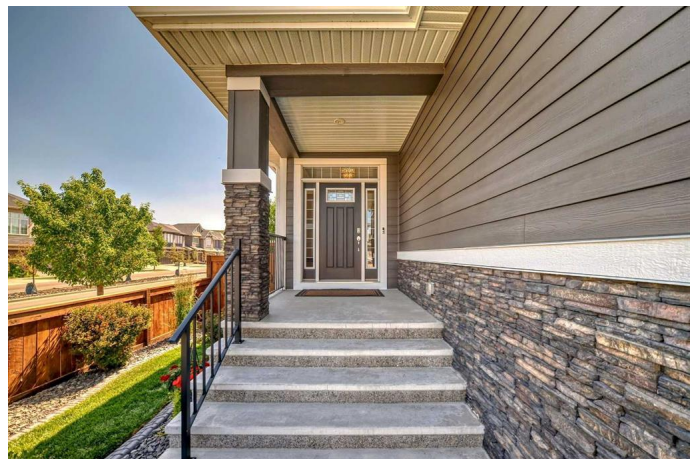
**\$1,099,900**

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

Cranston, Calgary, Alberta

OPEN HOUSE SAT MAR 22 1â€“4PM & SUN  
MAR 23 12â€“3PM // Basement flooring  
upgraded to White Oak Luxury Vinyl Plank  
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 chefâ€™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 Playground, Park  
Parking Spaces 4  
Parking Double Garage Attached, Off Street  
# of Garages 2

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed January 3rd, 2025  
Days on Market 90  
Zoning R-G  
HOA Fees 45  
HOA Fees Freq. MON

### **Listing Details**

Listing Office eXp Realty

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