

\$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	29
Zoning	R-G
HOA Fees	475

HOA Fees Freq. ANN

Listing Details

Listing Office Charles

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.