

# \$899,900 - 27 Cranbrook Court Se, Calgary

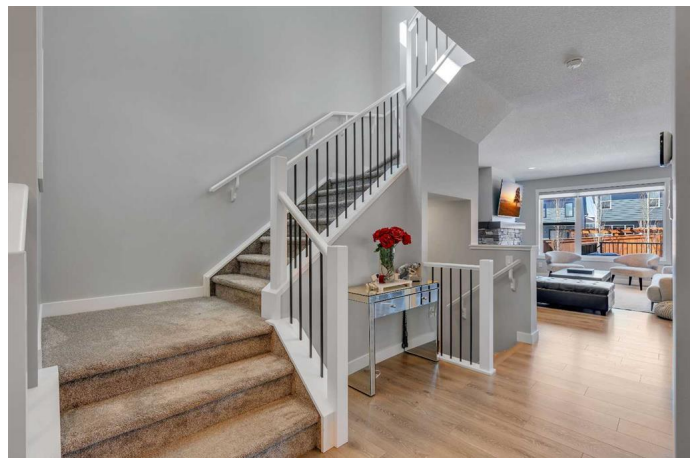
MLS® #A2207850

**\$899,900**

5 Bedroom, 4.00 Bathroom, 2,203 sqft  
Residential on 0.08 Acres

Cranston, Calgary, Alberta

Welcome to 27 Cranbrook Court SE. Nestled on a quiet front street in one of Calgary's most sought-after communities, this beautifully appointed 5-bedroom home has direct access to the Bow River and Fish Creek Park. Whether you're walking, hiking, biking, fishing, or swimming, the extensive river pathway system is just steps from your door, offering the perfect balance of nature and neighborhood. From the moment you arrive, you'll notice the care and attention to detail, starting with the charming curb appeal and low-maintenance synthetic lawn. Step inside through the front entry with a phantom screen and be welcomed by a bright, modern interior with a timeless color palette and wide-open spaces perfect for family life and entertaining. The heart of the home is the chef-inspired kitchen, featuring a large island, light grey shaker cabinetry, quartz countertops, a walk-through pantry, and premium stainless steel appliances including a gas range. There's ample counter space and storage, all tied together with contemporary finishes and functionality. Adjacent to the kitchen is a spacious dining area and an inviting living room with a sleek gas fireplace, and to the left of the fireplace, there's a perfect nook for a home office or reading space. Large windows and patio doors flood the main level with natural light and lead out to a generous tiered deck and a sunny west-facing private oasis for summer barbecues or quiet mornings. Upstairs, the luxurious primary suite



features a large walk-in closet, and a spa-inspired ensuite bathroom with double vanity and stand-alone tub. The upper level also includes three additional bedrooms – offering space for a growing family or guests – a bonus room perfect for movie nights or playtime, a stylish main bathroom with quartz counters, and a convenient laundry room with high-efficiency front-load washer and dryer. The fully finished basement continues the same high-end finishes and cohesive design. It offers a fantastic layout with a large recreation room, a fifth bedroom, and a beautiful full bathroom with a quartz vanity and soaker tub – ideal for guests or extended family. Additional features include a welcoming mudroom with custom lockers, central air conditioning, water softener, a double garage, and a concrete driveway offering plenty of extra parking. Located in the exclusive community of Riverstone in Cranston – known for its natural beauty, scenic trails, and rolling hills – this home offers easy access to parks, playgrounds, schools, shopping, restaurants, and the South Health Campus Hospital.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207850    |
| Price          | \$899,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,203       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 27 Cranbrook Court Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 2X6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line  |
| Lot Description   | Back Yard, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Cement Fiber Board, Composite Siding, Masonite        |
| Foundation        | Poured Concrete  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 11th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 9   |
| Zoning         | R-G |
| HOA Fees       | 189 |
| HOA Fees Freq. | ANN |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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