

# \$859,900 - 13 Cranbrook Park Se, Calgary

MLS® #A2244925

## \$859,900

3 Bedroom, 3.00 Bathroom, 2,282 sqft  
Residential on 0.10 Acres

Cranston, Calgary, Alberta

Welcome to this stunning home by Trico Homes, located in the prestigious community of Cranston Riverstone. This beautifully designed two-storey property offers exceptional living space with high-end upgrades and timeless finishes throughout. The main floor boasts 9-foot ceilings and rich hardwood flooring, creating a warm and inviting atmosphere. The open-concept layout includes a chef's kitchen equipped with stainless steel appliances, including a built-in wall oven and microwave, elegant white quartz countertops, glacier white cabinetry, a walk-through pantry with custom built-ins, and a large island with a flush eat-in bar—perfect for entertaining. The spacious living room features a cozy gas fireplace, while the dining nook opens to a huge 26' x 10' deck with an upgraded glass railing through rear patio doors, ideal for indoor-outdoor living. An office with an attached bookcase/desk, and a stylish 2-piece bathroom complete the main level. Upstairs, you'll find a generous central bonus room with coffered ceilings, a convenient laundry room, and three spacious bedrooms. The primary suite includes an oversized walk-in closet and a luxurious spa-like 5-piece ensuite with double sinks, quartz counters, a soaker tub, a separate shower, and a custom barn door for added charm. Enjoy your oversized walk-in closet. Two additional bedrooms and another 4 piece bathroom with matching quartz countertops



complete the second floor.  
The bright, upgraded sunshine basement features three large windows, roughed-in plumbing, and a finished staircase offering the perfect blank canvas for your future development.  
Additional highlights include an oversized double attached garage, upgraded stair railings, Hunter Douglas blinds throughout, central air conditioning, and a fully landscaped yard oasis with low-maintenance turf and a pergola. Don't miss your opportunity to own this exceptional home in one of Calgary's most sought-after communities!

Built in 2021

**Essential Information**

MLS® #	A2244925
Price	\$859,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,282
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	13 Cranbrook Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B8

**Amenities**

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Stone Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Stone, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 8th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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