

# \$829,900 - 240 Cranbrook Circle Se, Calgary

MLS® #A2267412

**\$829,900**

3 Bedroom, 3.00 Bathroom, 2,245 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

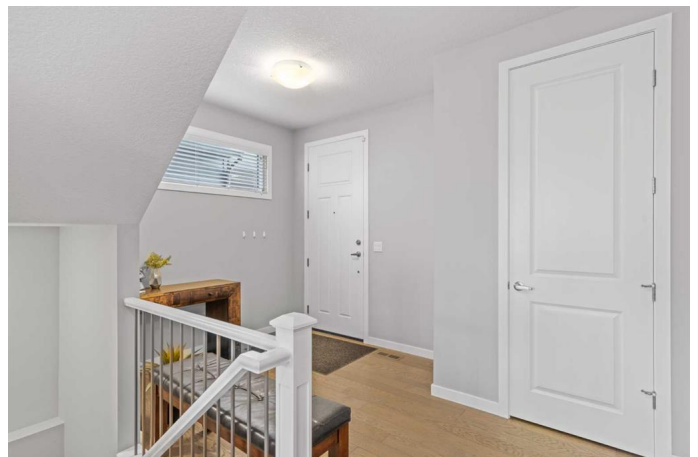
Welcome to this beautifully designed 3-bedroom home on a quiet street in the desirable Riverstone community. Ideally located near the Bow River and scenic walking trails, it blends modern style with family-friendly comfort. Inside, you'll find a bright open-concept main floor with 9-foot ceilings, 8-foot doors, and oversized windows. The chef's kitchen features quartz countertops, extended cabinetry, stainless steel appliances, and a large island perfect for entertaining. The inviting living room centres around a cozy gas fireplace for relaxing nights in. Upstairs, the primary suite offers a luxurious ensuite with dual sinks, a soaker tub, and a tiled glass shower. Two additional bedrooms, a bonus room, and upper laundry complete the level. The basement with 9-foot ceilings, large windows, and bathroom rough-ins awaits your personal touch. Enjoy the sunny west-facing backyard with a two-tier deck, pergola, privacy screen, and mature trees. Central air ensures year-round comfort. Combining thoughtful upgrades, functional design, and a prime Riverstone location, this home is a must-see for families seeking both sophistication and comfort.

Built in 2017

## Essential Information

MLS® #                   A2267412

Price                     \$829,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,245       |
| Acres          | 0.11        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 240 Cranbrook Circle Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 2L9                 |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Clubhouse                         |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings        |
| Heating           | Forced Air                                                                                                          |
| Cooling           | Central Air                                                                                                         |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full                                                                                                                |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Private Yard                                              |
| Lot Description   | Back Yard, Landscaped, Lawn, Rectangular Lot, Yard Lights |
| Roof              | Asphalt Shingle                                           |
| Construction      | Composite Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-G                |
| HOA Fees       | 518                |
| HOA Fees Freq. | ANN                |

**Listing Details**

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

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