

\$824,900 - 108 Cranbrook Gardens Se, Calgary

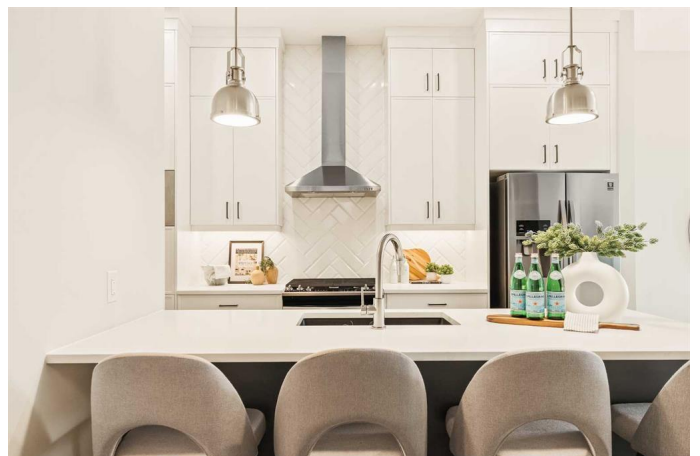
MLS® #A2269472

\$824,900

3 Bedroom, 3.00 Bathroom, 1,370 sqft
Residential on 0.09 Acres

Cranston, Calgary, Alberta

Welcome to this pristine, original-owner walkout bungalow perfectly positioned on a serene pond in the heart of Riverstone. Thoughtfully designed and impeccably maintained, this residence offers nearly 2,500 sq. ft. of beautifully developed living space - ideal for those seeking the comforts of bungalow living without compromise. Step inside to soaring 10'™ ceilings, 8'™ doors, and an abundance of natural light that floods the open-concept main floor. The timeless white kitchen serves as the heart of the home, featuring elegant quartz countertops, a designer herringbone backsplash, a soft grey accent island, and a full suite of premium stainless-steel appliances including a gas range, built-in microwave, and chimney hood fan. A walk-through pantry connects seamlessly to the mudroom, providing exceptional everyday functionality. The dining area comfortably accommodates large gatherings and opens to the inviting great room, where a wall of patio doors frames tranquil water views. The expansive upper balcony spans the width of the home making it the perfect setting to enjoy morning coffee or evening sunsets over the pond. The primary suite is a true retreat, complete with pond views, dual vanities, a fully tiled walk-in shower, and a generous walk-in closet. A spacious den at the front of the home offers versatility as an office, reading room, or secondary bedroom. Completing the main level is a beautifully appointed powder room,



built-in storage with floating shelves, and a full laundry room - allowing for single-level living at its finest. Descending the elegant maple and iron spindle staircase, youâ€™ll find a bright and airy walkout level with 9â€™ ceilings and 8â€™ doors. The expansive recreation area offers ample room for a TV lounge, fitness space, and games area, while the second bedroom and full 4-piece bathroom create an ideal space for guests. Step outside to a fully covered lower patio - a peaceful and private outdoor living area perfect for lounging or adding a hot tub. The professionally landscaped 136â€™ deep lot strikes the perfect balance between beauty and low maintenance. Enjoy endless pond and greenspace views year-round without the upkeep of a large yard. A double attached garage, central air conditioning, and exceptional pride of ownership complete this rare offering. Detached bungalows in Riverstone are few and far between - and ones this immaculate, turnkey, and well-priced are nearly impossible to find. Donâ€™t miss your opportunity to call this exceptional property home.

Built in 2020

Essential Information

MLS® #	A2269472
Price	\$824,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,370
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

Community Information

Address	108 Cranbrook Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3C3

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	518

HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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