

# \$1,499,900 - 224 Cranbrook Drive Se, Calgary

MLS® #A2254163

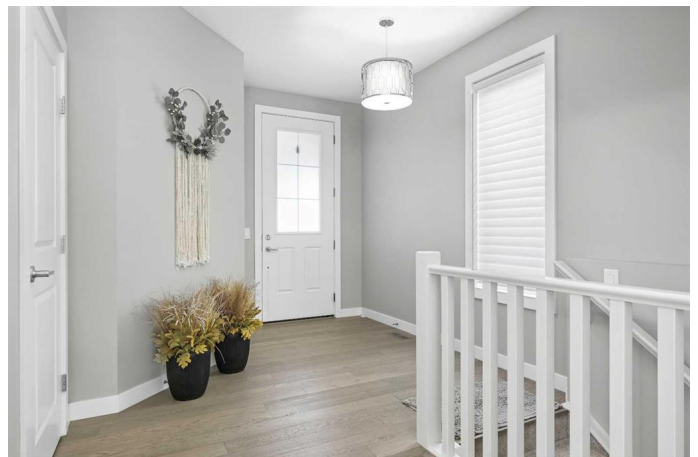
**\$1,499,900**

4 Bedroom, 5.00 Bathroom, 3,083 sqft

Residential on 0.14 Acres

Cranston, Calgary, Alberta

Welcome to 224 Cranbrook Drive SE, a stunning executive 2-storey with 4 bedrooms and 5 bathrooms, backing onto a peaceful reserve in desirable Cranston. This bright open floor plan features a chef's kitchen with central island, stainless steel appliances, new refrigerator, and new stove, and butler's pantry, open to a spacious great room with cozy fireplace, a large dining room, and oversized sliding doors leading to a huge patio and outdoor living space. A private office and spacious mudroom with built-in lockers add everyday convenience. Upstairs offers a bonus room with vaulted ceilings and reserve views, plus three bedrooms including a luxurious primary retreat with walk-in closet and spa-inspired 5-pc ensuite with soaker tub and separate shower that flows into a huge laundry room with sewing or office space. Two additional bedrooms each feature walk-in closets and private ensuites. The fully developed basement extends your living space with a large rec room, wet bar, full bath, and an additional bedroom with walk-in closet. Outdoor living shines with a deck and patio, all backing onto tranquil green space. Pride of ownership is evident throughout, with additional highlights including a triple attached garage with built-ins, smart home access, dual furnaces, humidifier, and efficient hot water. Exceptional value and an excellent family home that blends elegance, comfort, and location!



Built in 2006

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254163    |
| Price          | \$1,499,900 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,083       |
| Acres          | 0.14        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 224 Cranbrook Drive Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 3C8                |

## Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Other                                                           |
| Parking Spaces | 3                                                               |
| Parking        | Driveway, Garage Faces Front, Insulated, Triple Garage Attached |
| # of Garages   | 3                                                               |

## Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Chandelier, Double Vanity, Soaking Tub, Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Built-In Oven, Freezer                                                                   |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                            |

|                 |                      |
|-----------------|----------------------|
| Fireplace       | Yes                  |
| # of Fireplaces | 1                    |
| Fireplaces      | Living Room, Gas Log |
| Has Basement    | Yes                  |
| Basement        | Finished, Full       |

## Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                                                  |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Backs on to Park/Green Space, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                                                                                        |
| Construction      | Stone, Stucco, Wood Frame                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 47                  |
| Zoning         | R-G                 |
| HOA Fees       | 518                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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