

# \$969,900 - 12 Cranbrook Mews Se, Calgary

MLS® #A2264216

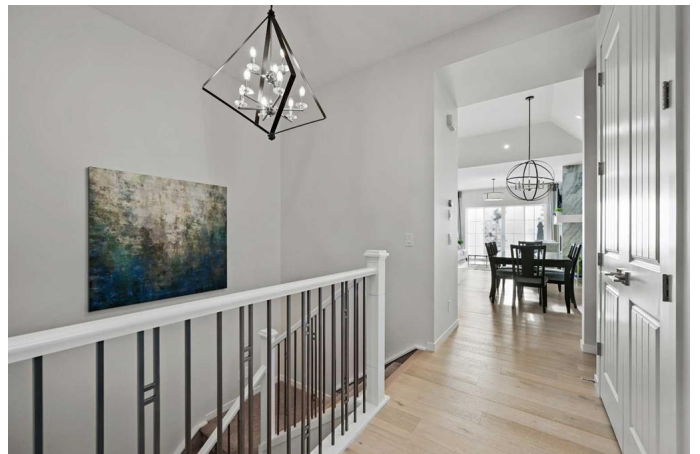
**\$969,900**

3 Bedroom, 3.00 Bathroom, 1,363 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

Experience refined living in this luxurious semi-detached villa bungalow, perfectly situated in the prestigious community of Riverstone — just steps from the tranquil Bow River and scenic walking and running paths. From the moment you step inside, you™ll be captivated by the home™s 10-foot ceilings, open-concept design, and abundant natural light that create an atmosphere of effortless elegance. The chef-inspired kitchen is a true showpiece, featuring stainless steel appliances, granite countertops, and an oversized island ideal for both culinary creativity and stylish entertaining. The living room exudes sophistication with its gas fireplace as the focal point and double patio doors leading to a private backyard oasis. The primary suite is a serene retreat complete with a spa-like ensuite featuring a dual vanity, heated floors, water closet, and a beautifully appointed California walk-in closet. Conveniently located off the mudroom/laundry area, a two-piece powder room and double attached garage provide both practicality and ease. Lower level offers exceptional versatility with 2 spacious bedrooms, a full bathroom, and an expansive recreation area perfect for entertaining or relaxing. A dedicated gym, home office, or den adds even more flexibility to suit your lifestyle. Every closet throughout the home is generously sized, offering abundant storage and thoughtful design at every turn. Additional highlights include central air conditioning, professional landscaping,



Gemstone exterior lighting, fully finished drywalled garage, underground irrigation, and upgraded dishwasher, washer and dryer. Discover the perfect harmony of comfort, style, and quality craftsmanship in this remarkable Riverstone residence – a home that truly exceeds expectations!

Built in 2019

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264216               |
| Price          | \$969,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,363                  |
| Acres          | 0.11                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 12 Cranbrook Mews Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 3C1              |

**Amenities**

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Playground, Recreation Facilities |
| Parking Spaces | 4                                                            |
| Parking        | Double Garage Attached                                       |
| # of Garages   | 2                                                            |

**Interior**

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Range |
| Heating           | Forced Air, Natural Gas                                                                                                                            |
| Cooling           | Central Air                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Gas, Living Room                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                     |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                       |
| Lot Description   | Level, Low Maintenance Landscape, Private, Treed |
| Roof              | Asphalt Shingle                                  |
| Construction      | Stucco                                           |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-G                |
| HOA Fees       | 518                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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