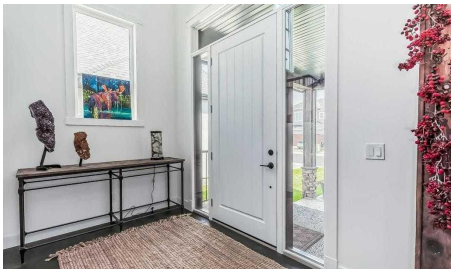
276 Cranbrook Point SE

Calgary | Active | MLS® A2326071

$2,299,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2021**	**3,325.1 sq. ft.**

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Listed by Diamond Realty & Associates Ltd

A closer look

Immaculate, executive style, 4 bedroom home backing onto the Bow River, presents over 4400 sq ft of living space & modern design. The entire west side of this 2-story home capitalizes on spectacular views of the Bow River, environmental reserve, & the mountains, with the use of the Nanawall. The entire wall is windows & opens up to provide even more entertainment area. 10 ft ceilings on the main level, 9 ft on the upper level, & the WALK-OUT basement area. Open concept from the great room to the dining room area & kitchen. The show-stopping kitchen features custom cabinets to the ceiling, over 52k in upgraded stainless steel appliances, huge working island with waterfall quartz countertop & an eating bar. Appliances include Sub Zero fridge, Jen Air gas range, upgraded double ovens, convection microwave & dishwasher. Kinetico water softener system installed as well. Upgraded hardwood throughout the main level done in the farmyard plank design. Living room features a spectacular fireplace with floor-to-ceiling porcelain. Dining room area has plenty of room for a 12-person table. Walk-through pantry with coffee bar & quartz countertop. The back mud room is huge with an entrance to a 3-car garage that has epoxy flooring. The back entrance is a delight with a walk-in closet for plenty of coats & shoes. The half bath on the main is accented with an LED mirror, custom lighting & fixtures. The foyer area is huge & open-to-above. Gives a WOW effect when you walk in. Upstairs with an open staircase & 3 huge bedrooms including a massive master bedroom. Oversized windows give a spectacular view of the river & mountains. The Master has an attached room that can be used as a nursery, exercise room, den, or sitting area. The ensuite is incredible with a custom double shower & porcelain tile. Stand-alone therapeutic tub with jets, lights & heated seats. $15K Double vanity features LED mirrors as well as custom lighting & upgraded fixtures. Luscious carpet upstairs with upgraded underlay. The bathrooms & laundry have porcelain tile. Walk-through closet with custom shelving to a laundry area that has quartz countertops as well as a walk-in closet for extra linen or storage. One other large bedroom features a walk-in closet as well. Downstairs to a walk-out basement done in the same luxury as the upstairs. One more bedroom down along with a huge rec room that faces the west side of the home to the Bow River. Goes out to a large patio area for more entertaining. Another 4 pce bath downstairs with the same quality as above. The west-facing backyard is fully fenced with spectacular professional landscaping. Over 100k in extra landscaping including privacy trees to add to green view and luxury green space. Poured aggregate driveway & sidewalk along with aggregate stairs & patio out back. Central AC just installed. This property looks like a show home. These sellers have a flair for decorating and it shows.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326071
Bedrooms	4
Bathrooms	4
Year Built	2021
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,325.1 sq. ft.
Main Level Finished Area:	1,586.1 sq. ft.
Upper Level Finished Area:	1,739 sq. ft.
Below Grade Finished Area:	1,187.3 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	8,815 sq. ft.
Lot Frontage:	54'3¼"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2021 (Age: 5)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1812286

Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Gas, Living Room
Garage:	Yes
Garage Spaces:	3
Parking:	Garage Faces Front, Triple Garage Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Upper Level
HOA Fee:	$517.65
City Quadrant:	Southeast
Community:	Cranston
Amenities:	Clubhouse, Fitness Center, Park, Party Room
Appliances:	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	TV brackets, Water filtration (Kinetico), convection microwave
Restrictions:	None Known

Main Floor	Entrance · 15'8" × 7' ·
Main Floor	Kitchen · 19'2" × 13'6" ·
Main Floor	Living Room · 19'1" × 15' ·
Main Floor	Dining Room · 15'11" × 15' ·
Main Floor	Office · 11'7" × 10'2" ·
Main Floor	Mud Room · 10'1" × 7' ·
2nd Floor	Laundry · 10'8" × 6'5" ·
2nd Floor	Bedroom · 12'9" × 10'7" ·
2nd Floor	Bedroom · 13' × 10'6" ·
2nd Floor	Bedroom - Primary · 24'6" × 15'7" ·
2nd Floor	Great Room · 15'11" × 12' ·
Basement	Bedroom · 12'7" × 11'7" ·
Basement	Game Room · 28' × 15' ·
Basement	Family Room · 18'5" × 14'9" ·
Basement	Furnace/Utility Room · 14'1" × 12'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone SE

Zoning:	R-1
Listed Date:	Jul 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/276-cranbrook-point-se-calgary-a2326071/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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