63 Cranbrook Drive SE

Calgary | Active | MLS® A2354768

$1,499,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2015**	**3,104.44 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Benchmark

A closer look

Welcome Home to Riverstone in Cranston! First time offered for sale; with over 4,400 sq ft of living space, this custom 4-bedroom walkout home - backing onto a private Greenspace, is fully finished, and ideal for families looking for flexible living spaces to fit everyone’s needs. The open floor plan of the main level provides for the perfect family hub. The living room with beamed vaulted ceilings, large windows and cozy gas fireplace, opens to the dining area and kitchen. The well-appointed kitchen hits all the marks, with stainless steel appliances including a Frigidaire Professional fridge, 5 burned gas cooktop, a large island with breakfast bar, service station/coffee bar and walk in pantry. The office is separated by French doors, making it the perfect work or library space and there is a 2-pc guest bath off the main foyer. There is a large mudroom off the triple car garage with a wall of built-in storage, shoe cubbies and a bench. Enjoy hardwood floors, built-ins and central air throughout. The upper level offers 4 nice sized bedrooms, a 4-pc bathroom, laundry room with linen closet and a family room with vaulted ceilings. The primary living space has a huge walk-in closet with built-ins and a 5-pc ensuite with soaking tub and large walk-in shower. The walk-out basement is fully finished and offers a large rec room with back yard access, a gym area and tons of storage. There is plumbing in the closet to add a bathroom. Backing onto greenspace, the SW facing backyard is perfect for summer nights around the firepit , grilling on the balcony (with BBQ gas line) or lounging on the covered patio. Access a walking path out the back gate that will take you right to the river! There’s even room for all the toys or your summer ride in the triple car garage. Minutes to the amenities of Cranston Corner & Cranston Market. Close to schools & the Calgary Health South Campus. Commuting is easy with quick access to Stoney Trail, Deerfoot Tr & MacLeod Tr.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354768
Bedrooms	4
Bathrooms	3
Year Built	2015
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:	3,104.44 sq. ft.
Main Level Finished Area:	1,363.85 sq. ft.
Upper Level Finished Area:	1,740.59 sq. ft.
Below Grade Finished Area:	1,394.79 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	6,749 sq. ft.
Lot Frontage:	54'2"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2015 (Age: 11)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1312201
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Masonite, Stucco, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	3
Parking:	Aggregate, Front Drive, Triple Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$517.65
City Quadrant:	Southeast
Community:	Cranston
Amenities:	Gazebo, Park, Playground, Recreation Facilities
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 16' × 12' ·
Main Floor	Foyer · 11'4" × 9'9" ·
Main Floor	Kitchen · 25'3" × 10'9" ·
Main Floor	Living Room · 16'11" × 14' ·
Main Floor	Mud Room · 9'1" × 8'11" ·

Main Floor	Office · 13' × 9'4" ·
2nd Floor	Bedroom · 11'2" × 11'2" ·
2nd Floor	Bedroom · 14'11" × 10'11" ·
2nd Floor	Bedroom · 11'7" × 11'4" ·
2nd Floor	Family Room · 19'6" × 15'1" ·
2nd Floor	Laundry · 11'4" × 7'8" ·
2nd Floor	Bedroom - Primary · 15'6" × 13'8" ·
Basement	Exercise Room · 24'1" × 14'2" ·
Basement	Game Room · 31'11" × 14' ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Private Yard
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-1
Listed Date:	Oct 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/63-cranbrook-drive-se-calgary-a2354768/

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