

**388 Cranbrook Gardens SE  
 Calgary, Alberta**

**MLS # A2192525**



**\$1,100,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,449 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Insulated		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows		
<b>Inclusions:</b>	Curtain rods		

This newer home rests on a massive pie shaped lot and provides a gateway to all that nature has to offer! Just a step away/short walk to the Bow River behind and the network of pathways through the community. This meticulously maintained home, on a semi-private location, provides just under 3,500 square feet of total usable space. The experience begins on the main floor, with a sun-drenched living room and dining room area that opens onto an elegant kitchen design with an oversized square center island – perfect for gatherings! This gourmet inspired space is perfection for food prepping thanks to the functional layout! The living room offers a fireplace feature with a wall of windows while the dining room has sliding door access to the large, south-facing deck. Tucked discretely near the front entrance you’ll notice the den/office space with barn doors for privacy. A mudroom, kitchen pantry and powder room complete the main level. The upper level is home to the primary suite, equipped with a 5-piece ensuite with soaker tub and a large walk-in closet. The two additional bedrooms rest on the opposite side, past the spacious bonus room and share a 5-piece bathroom that includes two separate sinks and vanities for efficiency during those hectic mornings. The walkout basement offers a phenomenal open floor plan that is ideal for a rec room, games room or well-equipped home gym. Not to worry, there is a half bathroom in the basement for added convenience. This Riverstone’s Cranston’s architectural guidelines include Hardie cement fiber siding and triple-pane windows - not to mention great proximity to the YMCA, theatre, schools, shopping, parks and a network of walkways and access to major thoroughfares like Deerfoot Trail, Stoney Trail, and more.

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