



THE A-TEAM

RE/MAX FIRST

139 CRANBROOK Green, Calgary T3M 2X2

MLS®#: A2190549 Area: Cranston Listing Date: 01/31/25 List Price: \$699,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2017
Lot Information
Lot Sz Ar: 3,831 sqft
Lot Shape:

DOM

1
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 4 Level Split

Access:
Lot Feat: Rectangular Lot
Park Feat: Heated Garage, Single Garage Attached

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Other
Construction: Composite Siding, Stone, Wood Frame
Flooring: Carpet, Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Built-in Features, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s), Wired for Sound
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Foyer, Living Room, etc.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1712337**

Remarks

Pub Rmks:

**Nestled in the stunning community of Riverstone, almost 1700 sq ft on 3 upper levels plus 623 sq ft in the basement, this home is completed with upscale finishes and thoughtful enhancements. As a professionally designed former showhome, it boasts premium upgrades, including quartz countertops, central air conditioning, built-in speakers, and a cozy fireplace. The main level features soaring 9' ceilings, a spacious bonus room, and convenient upper-level laundry. Designed as a split-level home, the layout maximizes space efficiency with the living and dining areas on the main level, a gourmet kitchen with a corner pantry, and ample cabinetry. The southeast-facing backyard invites an abundance of natural sunlight. The second level is dedicated to the private primary suite, set apart from the other bedrooms for added tranquility. This retreat features vaulted ceilings and a generous walk-in closet. On the third level, you'll find two additional bedrooms, a large den/bonus room, a four-piece main bath, and the laundry room. The children will LOVE a secret little hideout underneath the stairs as their little playroom or storage area, see if you can find it when you visit! Unlike many properties, this home is not on a zero lot line, offering enhanced space and privacy. A spacious two-tiered deck and gazebo provides the perfect outdoor retreat, storage shed to organize your outdoor equipment and toys, while underground sprinklers ensure effortless lawn maintenance. The heated single attached garage has been transformed into a functional workspace with plumbing, adding versatility to suit a variety of needs. Beyond the home itself, the location is truly exceptional. Just a five-minute walk to the Bow River pathway and the ridge, residents can enjoy scenic walking trails and breathtaking views. Nearby amenities include multiple parks, playgrounds, Blue Devil Golf Course, McKenzie Meadows Golf Club, Sikome Lake, and Fish Creek Park—ideal for maintaining an active lifestyle. The neighboring community of Seton offers everything you need, from shopping, dining, and a movie theatre to the YMCA and Southeast Health Campus, all while keeping heavy traffic away from home. Plus, a full home warranty is included for added peace of mind.**

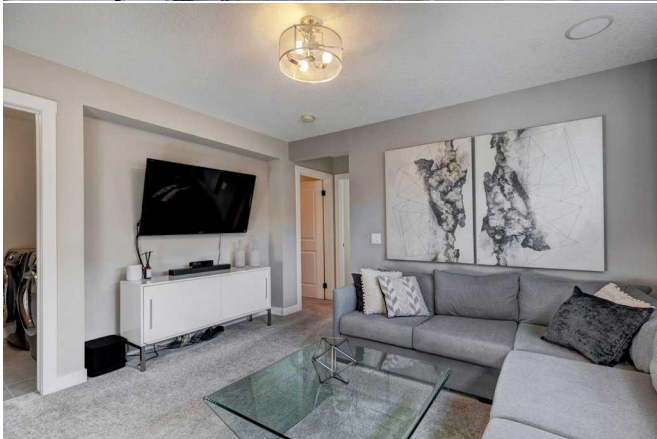
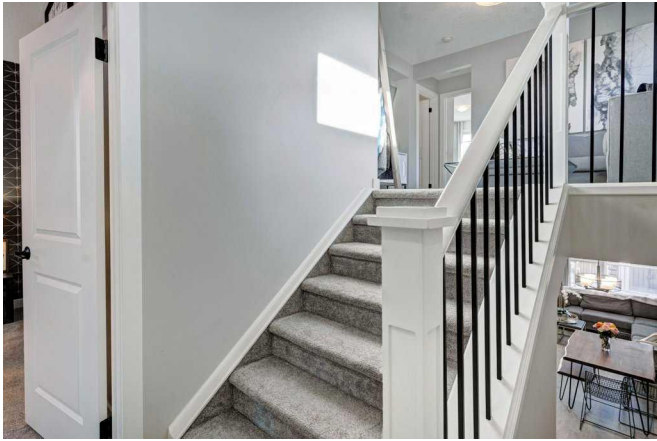
Inclusions:  
Property Listed By:

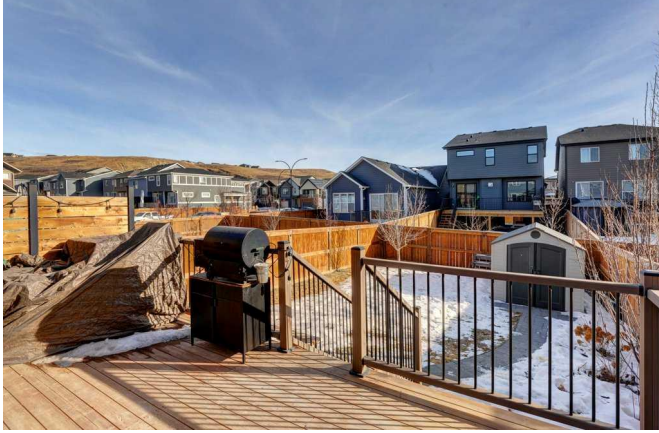
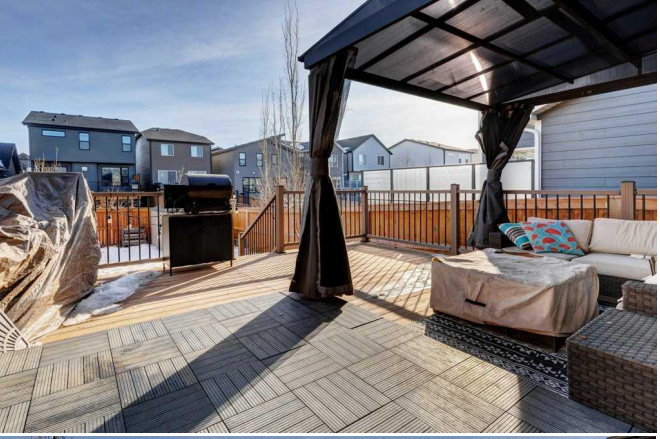
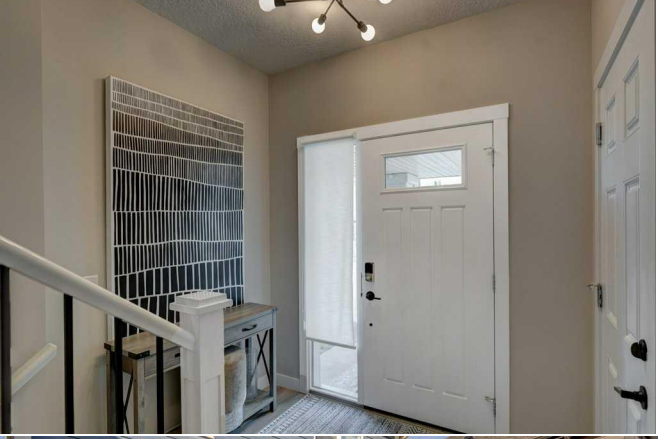
**Gazebo, Storage Shed in the backyard  
Real Broker**

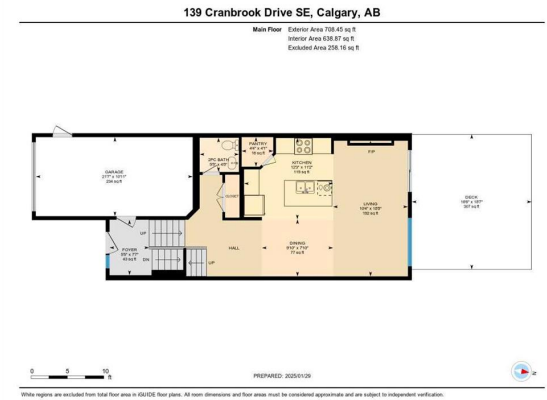
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





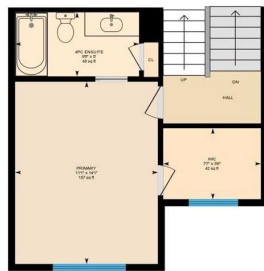






**139 Cranbrook Drive SE, Calgary, AB**

2nd Floor Exterior Area 300.88 sq ft  
Interior Area 318.45 sq ft



**139 Cranbrook Drive SE, Calgary, AB**

3rd Floor Exterior Area 612.28 sq ft  
Interior Area 575.23 sq ft



**139 Cranbrook Drive SE, Calgary, AB**

Basement (Below Grade) Exterior Area 623.75 sq ft  
Interior Area 535.11 sq ft

