



THE
A-TEAM

**RE/MAX
FIRST**

63 CRANBROOK Park, Calgary T3M 3B9

MLS® #: **A2205304**

Area: **Cranston**

Listing Date: **03/27/25**

List Price: **\$859,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**
Lot Information
Lot Sz Ar: **4,682 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,114**
Low Sqft:
Ttl Sqft: **2,114**

DOM

22
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot,Front Yard,Landscaped,Low Maintenance Landscape,Rectangular Lot,Street Lighting,Underground Sprinklers
Double Garage Attached,Garage Faces Front,Heated Garage,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting,Private Yard,Storage**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`9" x 12`11"
Dining Room	Main	9`7" x 9`4"
Mud Room	Main	5`11" x 4`10"
Family Room	Second	16`9" x 12`10"
Walk-In Closet	Second	11`1" x 4`7"
Bedroom	Second	12`8" x 10`6"
Laundry	Second	8`0" x 5`3"

Room	Level	Dimensions
Kitchen	Main	12`2" x 11`6"
Foyer	Main	9`8" x 4`7"
2pc Bathroom	Main	5`1" x 5`0"
Bedroom - Primary	Second	15`5" x 12`11"
5pc Ensuite bath	Second	13`7" x 10`2"
Bedroom	Second	12`1" x 9`11"
4pc Bathroom	Second	8`11" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1910107

Remarks

Pub Rmks: **Nestled on the largest corner lot on the block that backs onto open space, this 2,114 sq. ft. home with 611 sq. ft. of outdoor patio space is located in the highly sought-after Cranston Riverstone. Thoughtfully designed with high-end upgrades, this three-bedroom, three-bathroom home is perfect for those who appreciate both indoor and outdoor living. The spacious foyer welcomes you with a walk-in coat closet, leading past a vibrant powder room to the chef-inspired kitchen featuring 9-ft ceilings, west-facing windows, upgraded built-in cabinetry, herringbone backsplash, thick quartz countertops, a large island with seating, and premium stainless steel appliances, including a Café electric double oven with a 6-burner gas cooktop, Bosch dishwasher, and LG refrigerator. The living room is centered around a stone-surround gas fireplace, while the dedicated dining space connects seamlessly to the beautifully landscaped backyard with an irrigation system, raised garden beds, and stonework patio—ideal for summer entertaining. The second floor is designed for relaxation, featuring a spacious family room with an 8'8" tray ceiling, two generously sized bedrooms with ample storage, and a shared 4-piece bathroom. The private primary suite boasts a walk-in closet, a spa-inspired ensuite with in-floor heating, a soaker tub, and custom-sized shower with upgraded hardware. The laundry room is accessible off the primary suite with a built-in stainless steel sink. The unfinished lower level offers 8'9" ceilings and a versatile layout ready for development. In addition, the oversized heated double attached garage boasts 12' ceilings, a 8' garage door, a tire rack, wood storage rack and dual man doors. Situated within a quiet playground zone, directly across from Tree Park, one of four playgrounds in the Cranston valley, and steps from walking paths along the Bow River, this home offers a fantastic location. Conveniently close to South Health Campus (9 min drive), YMCA at Seton, and top-rated schools including Sibylla Kiddle School, Dr. George Stanley School, and Joane Cardinal-Schubert High School, this exceptional home is a must-see.**

Inclusions: **Garden shed, garden beds, garage tire rack, garage French cleat wall, garage gas heater, laundry room sink, shelving in entry closet**

Property Listed By: **Sotheby's International Realty Canada**

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











