



**11 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2307023



\$1,149,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,483 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Heated Garage, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Security system, garage heater, solar panels

TRIPLE GARAGE | 5 BEDROOMS | DESIGNER UPGRADES | ENTERTAINER’S BASEMENT | RIVERSTONE LOCATION | Step into a home that immediately stands apart. Bold in design, rich in upgrades, and built for those who appreciate features you simply don’t find everywhere else. Located in the sought after Riverstone of Cranston, this fully developed detached home delivers a rare combination of space, character, and functionality, offering 3,296 SQFT of living space with a layout designed to elevate everyday living. From the moment you walk in, the attention to detail is unmistakable. Custom millwork carries throughout the home, complemented by designer lighting, and refined finishes and details that create a polished, high-end feel in every room. The main level flows seamlessly with a beautifully upgraded kitchen featuring a custom walk-through pantry, range hood, massive quartz island, opening into bright spacious living and dining areas that are ideal for both entertaining and everyday life. Upstairs, the home continues to impress with a generous bonus room that creates a natural separation for family entertainment, while all bedrooms feature walk-in closets—including a truly standout primary retreat complete with a massive walk-in and a luxurious 5-piece ensuite with soaker tub. The 2 east facing bedrooms feature vaulted ceilings with dramatic window wall. With a total of five bedrooms, this home offers exceptional flexibility for growing families or guests. The fully developed basement is where this home really shines for lifestyle buyers, featuring a stylish dry bar, a large rec space, and a unique built-in kids’ cubby that’s perfect for movie nights, gaming, or creating a fun, dedicated space of their own. There is also a substantial utility and storage area, ensuring everything has its place. Outside, the property

continues to deliver with a large backyard designed for enjoyment, complete with a firepit and plenty of room to relax or entertain. The triple car garage—heated for year-round comfort—paired with dual furnaces and central A/C ensures the home performs just as well as it looks, while solar panels help offset monthly utility costs. This is a home built for buyers who value design, upgrades, and livable space over the ordinary. If you’ve been searching for something with personality, presence, and features that are hard to replicate, this is your opportunity to own a truly standout property in one of Calgary’s most naturally inspired communities.