

\$829,900 - 240 Cranbrook Circle Se, Calgary

MLS® #A2267412

\$829,900

3 Bedroom, 3.00 Bathroom, 2,245 sqft

Residential on 0.11 Acres

Cranston, Calgary, Alberta

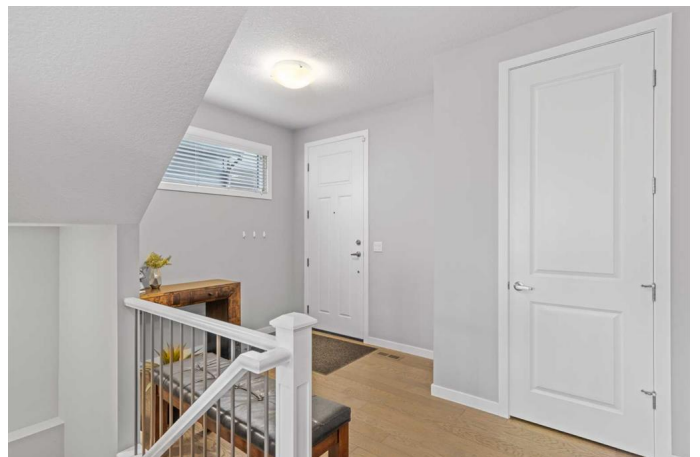
Welcome to this beautifully designed 3-bedroom home on a quiet street in the desirable Riverstone community. Ideally located near the Bow River and scenic walking trails, it blends modern style with family-friendly comfort. Inside, you'll find a bright open-concept main floor with 9-foot ceilings, 8-foot doors, and oversized windows. The chef's kitchen features quartz countertops, extended cabinetry, stainless steel appliances, and a large island perfect for entertaining. The inviting living room centres around a cozy gas fireplace for relaxing nights in. Upstairs, the primary suite offers a luxurious ensuite with dual sinks, a soaker tub, and a tiled glass shower. Two additional bedrooms, a bonus room, and upper laundry complete the level. The basement with 9-foot ceilings, large windows, and bathroom rough-ins awaits your personal touch. Enjoy the sunny west-facing backyard with a two-tier deck, pergola, privacy screen, and mature trees. Central air ensures year-round comfort. Combining thoughtful upgrades, functional design, and a prime Riverstone location, this home is a must-see for families seeking both sophistication and comfort.

Built in 2017

Essential Information

MLS® # A2267412

Price \$829,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,245
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	240 Cranbrook Circle Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L9

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot, Yard Lights
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	518
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.