

# \$1,299,900 - 87 Cranbrook Way Se, Calgary

MLS® #A2220595

**\$1,299,900**

3 Bedroom, 4.00 Bathroom, 1,553 sqft  
Residential on 0.12 Acres

Cranston, Calgary, Alberta

Welcome to your dream home—a beautifully finished executive bungalow that perfectly balances tranquility and privacy. Nestled against a lush greenbelt with a picturesque creek, this property offers a serene escape with no direct neighbors behind, allowing you to fully enjoy your expansive backyard oasis.

One unique feature of this home is the convenience of two sets of washers and dryers: one in the master walk-in closet and another in the lower level, making laundry day a breeze.

Step inside to find an upgraded haven designed for modern living. The main floor boasts a luxurious master suite, complemented by a versatile front office/den, perfect for work or relaxation. The open-concept great room invites you in, showcasing a gourmet kitchen, spacious dining area, and an inviting living room centered around a cozy gas fireplace.

The chef-inspired kitchen is a true masterpiece, equipped with built-in stainless steel appliances, an oversized island, elegant granite countertops, and an expanded cabinet design for ample storage. A dedicated coffee bar area awaits your morning rituals, making it ideal for both entertaining and quiet evenings at home.

Your private master suite creates a spa-like



sanctuary, with ample space for king-sized furniture. The ensuite bathroom envelops you in peace and tranquility, featuring a luxurious soaker tub, oversized tile-and-glass shower, and double sinks.

Venture to the walk-out lower level, where endless possibilities await. Enjoy movie nights in the media room, host game nights in the expansive games room complete with a full wet bar, and accommodate guests in the additional bedroom with its own private ensuite bath. A second bedroom and full bathroom provide additional comfort and convenience.

Large windows throughout both levels flood the home with natural light, highlighting the sunny south exposure and breathtaking views of your serene backyard retreat. This immaculate home is move-in ready, offering a rare opportunity to experience luxurious living in a peaceful setting.

Donâ€™t miss your chance to embrace the perfect blend of elegance, comfort, and natural beautyâ€”schedule your private showing today!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220595    |
| Price          | \$1,299,900 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,553       |
| Acres          | 0.12        |
| Year Built     | 2015        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 87 Cranbrook Way Se |
| Subdivision | Cranston            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 2C3             |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Party Room, Playground, Racquet Courts, Gazebo, Recreation Facilities |
| Parking Spaces | 4                                                                                |
| Parking        | Double Garage Attached, Insulated                                                |
| # of Garages   | 2                                                                                |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)                                                                         |
| Appliances        | Built-In Oven, Dishwasher, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Gas, Living Room                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Finished, Full, Walk-Out                                                                                                                                 |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                               |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                     |

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 13th, 2025  
Days on Market        54  
Zoning                      R-G  
HOA Fees                  518  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX Realty Professionals

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