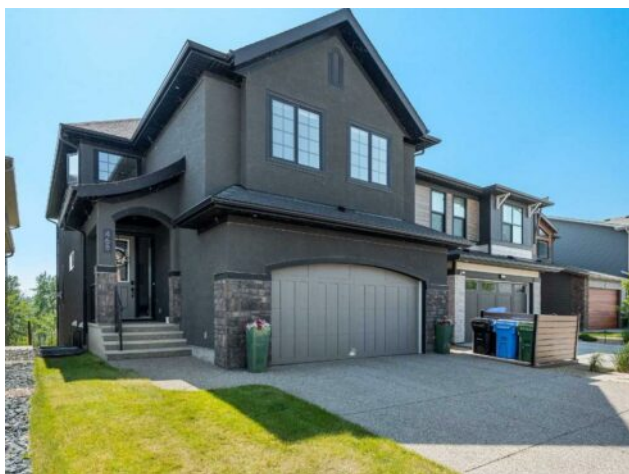


**468 Cranbrook Gardens SE
Calgary, Alberta**

MLS # A2230928



\$1,199,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,227 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Garden, Landscaped, No Neighbours E		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Walk-In Closet(s), Wired for Sound

Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings, light fixtures, basement gym and yoga room mirrors

Welcome to 468 Cranbrook Gardens, where nature meets luxury. Backing directly onto the Bow River, this exceptional home offers unobstructed views and a lifestyle defined by peace and connection to the outdoors. Situated on an extra-large, thoughtfully landscaped lot in one of Cranston Riverstone's most sought-after locations, this property is sure to impress from the moment you arrive. This home blends high-end style with everyday function. With 4 bedrooms (3 + 1), 3.5 bathrooms, a bonus room, main floor office with a dedicated gym and yoga studio in the walkout basement, there's space for every lifestyle. The main level is truly a showstopper. You'll find rich hardwood floors, 9' ceilings with an impressive open-to-below design, and oversized upgraded windows that frame the river views. The gourmet kitchen features an extended island, premium appliances, and upgraded stone counters—anchored by designer lighting and fixtures that elevate the entire space. The main floor also includes a private office or flex space, a walk-through pantry, and a mudroom with built-in storage connecting to the garage. Upstairs, the luxury continues with hardwood throughout, a cozy bonus room, and three spacious bedrooms. The bathrooms feature upgraded tile and heated floors, while voice-controlled blinds, built-in speakers, and premium finishes add comfort and convenience throughout. The laundry room also features upgraded tile and stylish fixtures. The fully developed walkout basement adds even more living space, with 9' ceilings, a private bedroom and bathroom with heated flooring, a home gym, and a yoga studio overlooking the river valley—perfect for fitness and relaxation. A large storage room completes the lower level. Every detail outside has been just as carefully considered. From the

aggregate concrete driveway to the glass railings on the upper balcony, full staircase access to the lower patio, and a fully integrated irrigation system, outdoor living is easy and inviting. Whether you're enjoying a quiet morning on the deck, hosting friends, or tending your garden, this backyard is truly a private escape. Fencing and extended lower patio + stairway is a wonderful addition for hosting or drinking your morning coffee listening to the wildlife! Lighting compliments the staircase giving mood lighting. The heated garage is also upgraded with a dog wash station, custom paneling, built-in storage, and wiring for two electric vehicles. This isn't just a home—it's a lifestyle, nestled within one of Calgary's most picturesque communities. Steps from parks, walking paths, and Fish Creek Provincial Park, and just minutes to Seton amenities, top-rated schools. 468 Cranbrook Gardens delivers the perfect blend of luxury, space, and location. A rare opportunity like this must be seen in person to be fully appreciated. Book your showing today!