

# \$999,999 - 7 Cranbrook Landing Se, Calgary

MLS® #A2219792

**\$999,999**

3 Bedroom, 3.00 Bathroom, 1,509 sqft  
Residential on 0.10 Acres

Cranston, Calgary, Alberta

Executive Bungalow Villa | Maintenance-Free Living by the Bow River. This executive bungalow villa delivers a rare combination of luxury, convenience, and location, ideal for empty nesters, downsizers, or anyone seeking a maintenance-free lifestyle just steps from the Bow River walking paths.

The main floor showcases 9 and 10-foot ceilings, luxury vinyl plank flooring, and a modern open concept through the living room (with gas fireplace), a spacious eating area, and a gourmet kitchen featuring a large island, quartz countertops, and built-in stainless steel appliances including a gas cooktop. A dedicated office/den and convenient main floor laundry add flexibility and function. The primary suite is a private retreat with a spa-like ensuite offering tile flooring, quartz counters with dual sinks, a freestanding tub, and a tile/glass shower.

Downstairs, enjoy 9-foot ceilings, two additional bedrooms, a full bathroom, and a large, open family/media/games room complete with a full wet bar. Additional features include central air conditioning, Gemstone exterior lighting, a double attached garage, and a private patio for outdoor enjoyment.

This is luxury living without the hassle, in a peaceful location just minutes from the shops and services of South Calgary. Donâ€™t miss



this incredible opportunity!

Built in 2018

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2219792               |
| Price          | \$999,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,509                  |
| Acres          | 0.10                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 7 Cranbrook Landing Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 2L8                |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Wet Bar  |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Lighting, None            |
| Lot Description   | Landscaped                |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 36             |
| Zoning         | R-2M           |
| HOA Fees       | 518            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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