



GRASSROOTS
REALTY GROUP

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140 Cranbrook View SE
Calgary, Alberta

MLS # A2253375



\$2,499,900

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,814 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Aggregate, Garage Faces Side, Heated Garage, Oversized, Triple Garage Att		
Lot Size:	0.30 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Gard		

Heating: In Floor, Fireplace(s), Forced Air, Zoned

Floors: Carpet, Ceramic Tile, Cork, Hardwood

Roof: Rubber

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Stone Counters, Storage, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: N/A

* OPEN HOUSE Saturday, Sept. 6 1-4 PM * SEE VIDEO *Perched above the Bow River with unobstructed views and backing directly onto an environmental reserve, this extraordinary French Normandy-inspired walk-out bungalow is a true masterpiece. Offering over 5,190 sq. ft. of developed living space, this custom-built Albi estate rests on one of the most coveted lots in Riverstone Cranston—Calgary's premier riverfront community celebrated for its exclusivity, timeless elegance, and key-point access to world-class fly fishing. From the moment you arrive, the setting makes an impression. More than \$300,000 has been invested in professional landscaping, featuring exposed aggregate, custom stone-masonry pathways, statues, fountains, year-round low-maintenance greenery, full irrigation, and outdoor lighting—all designed to create an estate-like presence. A heated triple garage with Polyurea flooring and an extended driveway combines luxury with practicality. Inside, a grand foyer welcomes you with soaring vaulted ceilings and sweeping river views framed by custom stained-glass windows. Warm farmhouse oak hardwood flows throughout, seamlessly connecting each space. The chef's kitchen is a true showpiece with rich custom cabinetry, exotic Violet Onyx counters, a hammered copper hood fan, an oversized island with dining extension, Sub-Zero and Miele appliances, and an eight-burner Wolf range. The formal dining room, complete with coffered ceilings, opens to breathtaking river vistas, while a covered deck with motorized screens and a west-facing terrace make outdoor living effortless. The main floor primary suite offers a serene retreat with panoramic river views, a spa-inspired ensuite with steam shower, body jets, and soaker tub, as well as a custom walk-in closet. A private

office with built-ins completes this level. The walk-out lower level is designed for both relaxation and entertainment, featuring a wet bar with wine fridge, golf simulator, home gym, expansive family room, and two additional bedrooms—each with private ensuites and walk-in closets. Radiant in-floor heating ensures year-round comfort, while a covered patio and gas fire pit extend the living space outdoors. Every detail has been meticulously curated, from the open-riser staircase to the thoughtfully designed outdoor living areas overlooking the Bow River. Just minutes from South Health Campus, restaurants, shopping, and endless pathways, this estate blends timeless craftsmanship with a lifestyle second to none. This is more than a home—it's a legacy property. Book your private showing today!