



140 Cranbrook View SE, Calgary, Alberta - \$2,499,900



Main Photo

Property Description

* 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!

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