

\$454,000 - 352 Cranbrook Square Se, Calgary

MLS® #A2261039

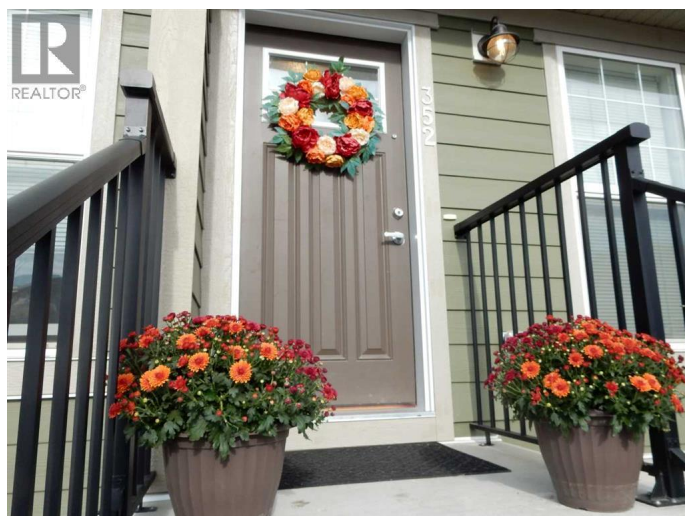
\$454,000

2 Bedroom, 3.00 Bathroom, 1,370 sqft

Single Family on 0.00 Acres

Cranston, Calgary, Alberta

***OPEN HOUSE OCT 18TH 12PM TO 330 PM *** Reside in the heart of Riverstone in an exceptional 3 level home nestled in the river valley! Only minutes to nature with breathtaking Fish Creek Parks bike & walking paths, picnics along the Bow River and the best fishing in Calgary! This fully air conditioned home is in immaculate condition & it shows 10/10 on every crafted level! This modern open concept design features an abundance of natural light thru-out w/an eye pleasing neutral colour palate. Steps from the front door, you are welcomed by a Great Room that flows seamlessly into the dining area then finally crests into the Kitchen where the Chef can create some culinary delights! The modern appliances, full cabinetry, pantry, & sizeable quartz Island will accommodate a healthy guest list. Steps leading down from the kitchen, you will find a low maintenance yard for your BBQ/kids/pets/Inlaws? Completing the main floor is also a nice 2pc bath, under stair storage, & a storage nook. One level up.... A substantial master retreat awaits you! Showcasing large windows, his/her closets, 3pc ensuite, & plenty of room for a King Size bed and other pieces. Down the hallway you will encounter the 2nd bedroom, beautiful and bright, big closet, and a most a generous size as well. Another 4pc bath with soaker tub, linen closet and upper level laundry finish out the 2nd level.... But wait!! There's more!! On Level 3 you can create your own flex room !! Office/media/bar/playroom/exercise/yoga/mas



sage/gym??? Also, the attached great reveal
.....A top tier outdoor balcony with views of
the surrounding hills, & seating for your
company to enjoy a portable firepit and a glass
of vino!! Relax and let your mind wander.
Residents of Riverstone through the HOA also
have access to Century Hall. Just minutes
away you will find skating, Tennis courts, a
gym for shooting hoops, and a fantastic
water/splash park for the kiddos! What are you
waiting for?? Live in the lifestyle t hat
combines nature, and community all in one.
Access to Stoney, Deerfoot, Schools,
shopping, transit, South Health Campus,
restaurants, and more. Have a look see!, You
wont be disappointed. I almost forgot....
Assigned parking stall in front of home, off
street parking available and guest parking as
well. *** Pets ok !!!*** (id:6289)

Built in 2022

Essential Information

Listing #	A2261039
Price	\$454,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,370
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	352 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
Province	Alberta
Postal Code	T3M3K8

Amenities

Amenities	Park, Schools, Shopping
Utilities	Electricity, Natural Gas, Sewer, Water
Features	PVC window, Parking
Parking Spaces	1
Parking	Street, Visitor Parking

Interior

Appliances	Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer, Water Heater - Gas
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3

Exterior

Exterior	Concrete
Exterior Features	Landscaped
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office	TREC The Real Estate Company
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