



**GRASSROOTS**

REALTY GROUP

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**128 Cranbrook Square SE  
Calgary, Alberta**

**MLS # A2276848**



**\$405,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,532 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to 128 Cranbrook Square SE, Calgary &mdash; Modern Comfort in Sought After Cranston&rsquo;s Riverstone Discover this stunning and exceptionally maintained 2-bedroom + loft, 1.5-bathroom townhome, ideally situated in the sought-after community of Cranston Riverstone. Combining modern design with functional living, this home offers style, space, and comfort in one of Calgary&rsquo;s most desirable neighbourhoods. The open-concept main floor features a bright and contemporary kitchen with stainless steel appliances, sleek cabinetry, and ample counter space, flowing effortlessly into the dining and living areas &mdash; perfect for both everyday living and entertaining. The upper level includes two large bedrooms including a primary bedroom with a walk-in closet, a generous second bedroom and a beautifully finished 4-piece bathroom. Upstairs, you&rsquo;ll find a spacious loft currently used as the primary bedroom, offering flexibility for your lifestyle &mdash; whether as a luxurious owner&rsquo;s retreat, home office, or media space. Enjoy your morning coffee or evening unwind on the private balcony off the loft, providing a peaceful outdoor space with views of the surrounding community. Additional features include air conditioning, upper-level laundry, and modern finishes throughout. Located in the heart of Cranston Riverstone, this home offers easy access to the Bow River pathways, Fish Creek Park, playgrounds, schools, shopping, and major routes including Deerfoot and Stoney Trail. Property Highlights: 2 Bedrooms + Loft | 1.5 Bathrooms Large Primary Bedroom with Walk-In Closet Spacious Second Bedroom Versatile Loft (Currently Used as Primary Bedroom) Private Backyard Air Conditioning Modern Kitchen with Stainless Steel Appliances Upper-Level Laundry Prime Location in Cranston Riverstone Enjoy modern living

surrounded by nature &mdash; this beautiful townhome is waiting for its next owners. Book your private showing today!