



**463 Cranbrook Square SE
Calgary, Alberta**

MLS # A2303941

\$435,000



Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,810 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Open House Saturday June 6th 1-3PM Come check out this end-unit 3 bedroom plus loft townhouse located in Cranston's Riverstone, one of Calgary's best neighbourhoods! As you enter, you'll immediately notice the wide-open main floor providing plenty of extra space for living, cooking and dining. Stainless steel appliances and quartz countertops in the kitchen as well as light laminate floors and paint deliver a modern, yet warm feel. With this being a South West facing end-unit, loads of natural light fill the unit from 3 sides of windows rather than 2. The kitchen/dining area are perfect for entertaining, with a large kitchen island in the center of the home and a huge dining space that leads out to your very own fenced in backyard - perfect for hosting friends or for your own rest & relaxation. On the 2nd level, you'll find 3 bedrooms and 2 full sized bathrooms. The Primary bedroom is large enough for your King Sized bed and includes a large walk-in closet as well as an en-suite bathroom, laundry is also located just outside the Primary bedroom. What makes this home unique, is the 3rd level loft space. Whether you make this into a movie room, gym, a kids play area or a home office, you will love this part of your home! Sliding patio doors lead to a top-floor balcony, with panoramic South West views. You will also have access to Century Hall, the Cranston residents association, with its gymnasium, banquet hall, outdoor rink, pleasure pond, toboggan hill, splash park, playground & skate park, tennis/pickleball courts & more! Just steps from your door, you'll find playgrounds, parks and walking paths full of people enjoying the outdoors in all seasons. Come discover what makes Cranston one of the best communities in the city. It is more than a community, it is a lifestyle and it's all waiting for you. Book your showing today!