



**228 Cranbrook Square SE
Calgary, Alberta**

MLS # A2306626



\$525,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,396 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	In Garage Electric Vehicle Charging Station(s), See Remarks, Single Garage		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Conservation, Environmental Reserve		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 372
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, High Ceilings, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Built in entrance bench, EV charger in garage, Bike racks in garage, Wall mounted cabinet under TV in Living room, Built in cabinetry in dining area, Built in window Seat and desk in primary bedroom, Built in desk in secondary bedroom closet.

Welcome to Riverstone — where upgraded living meets one of Calgary’s most naturally beautiful settings. Backing directly onto a private escarpment with no rear neighbours, this is the kind of townhome that quietly outclasses the competition. Inside, every inch has been elevated. The tiled front entry makes a strong first impression with custom built-ins and integrated bench seating that instantly adds style and function. Beyond that, the main floor opens into a bright, beautifully connected living space flooded with natural light from oversized windows and patio doors framing peaceful escarpment views. The kitchen delivers with quartz countertops, stainless steel appliances, a gas range, and breakfast bar seating designed for everyday living and effortless entertaining. The adjacent dining area features a striking full built-in wall unit, while the removal of the standard dividing wall allows natural light to travel through both levels, creating an airy, elevated feel throughout the home. A sleek two-piece powder room completes the main floor. Upstairs, both bedrooms are oversized and exceptionally designed — each offering its own private ensuite and dedicated built-in workspace. The standout? A stunning built-in reading nook overlooking the escarpment that feels pulled straight from a design magazine. Luxury vinyl plank flooring runs throughout the entire home with no carpet anywhere. The fully finished basement adds even more flexibility with large windows, custom built-in office space, and an adorable dog wash station that pet owners will immediately appreciate. Even the attached garage goes beyond expectations — fully finished and equipped with an EV charger. Outside, the backyard feels like a retreat with uninterrupted natural surroundings, wildlife views, and a level of privacy rarely found in townhome living. Set among pathways, parks,

playgrounds and the Bow River Valley, Riverstone offers the perfect balance of connection and escape — close to everything, yet removed enough to feel like your own hidden corner of the city. This is upgraded, low-maintenance living with character, privacy, and serious style. Check out the video and the virtual tour and call your favourite agent to view today!