



607 Cranbrook Walk SE
Calgary, Alberta

MLS # A2308346



\$489,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,457 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Light Fixtures

BUNGALOW-STYLE LIVING IN CRANSTON RIVERSTONE | 3 BEDROOMS & 2 FULL BATHROOMS | FULLY REPAINTED | STEPS TO THE BOW RIVER | ATTACHED DOUBLE GARAGE | Welcome to Riverstone, one of Cranston's most sought-after natural pockets, where the Bow River, pathway system, parks, and peaceful green space become part of your everyday lifestyle. This is the kind of community people move to when they want nature close by, without giving up the convenience of the city. You are minutes from Seton, South Health Campus, restaurants, shopping, schools, and major routes, while still being able to step outside and enjoy walking paths, bike rides, river views, and quiet evenings surrounded by nature. Inside, this freshly repainted bungalow-style home offers a layout that is hard to beat. Everything is on one level, with three bedrooms, open living space, a private primary suite, and the convenience of an attached garage. The main living area feels bright and comfortable, with a spacious living room anchored by a fireplace and direct access to the balcony. The kitchen offers excellent working space, a pantry, and a natural connection to the dining area, making the home feel practical for both everyday life and entertaining. The three-bedroom layout gives you real flexibility — whether you need space for kids, guests, a dedicated office, or hobbies. The primary bedroom is privately positioned with a walk-in closet and 3-piece ensuite, while the additional bedrooms are served by a full 4-piece bathroom. A true laundry room, not just a closet, adds another layer of function that buyers will appreciate. Downstairs, the basement area is usable space for a gym, media area, or storage, along with access to the attached garage. As part of Cranston, residents can also enjoy access to Century Hall and community amenities including programs,

gathering spaces, recreation options, and outdoor amenities. Fresh, functional, surrounded by nature, and set in one of Calgary's best river-valley communities — this is Riverstone living.