



**428 Cranbrook Square SE
Calgary, Alberta**

MLS # A2308818



\$449,900

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|------------------|-----------------------|---------------|------------------|
| Division: | Cranston | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse-Stacked | | |
| Size: | 1,942 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|-------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 269 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: N/A

Welcome to this thoughtfully designed stacked townhouse in the highly desirable community of Cranston’s Riverstone. Offering a spacious and functional layout, this home features vinyl flooring throughout the main living areas and large windows that create a bright, welcoming atmosphere. The modern kitchen is finished with quartz countertops, a central island, pantry storage, and stainless steel appliances, opening seamlessly to the dining and living spaces—ideal for everyday living. The layout includes three bedrooms, highlighted by a comfortable primary bedroom with a private 4-piece ensuite, along with an additional full bathroom and convenient in-unit laundry. Assigned parking is included, and the pet-friendly complex is professionally managed. Condo fees cover common area maintenance, professional management, reserve fund contributions, snow removal, and trash. Ideally situated near walking and biking paths, parks, playgrounds, and river pathways, with easy access to shopping, schools, and major routes, this home offers modern living in a well-connected and sought-after community.