



812 Cranbrook Walk SE
Calgary, Alberta

MLS # A2314359



\$449,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,223 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Front Yard, Landscaped, Low Maintenance Landscape, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	Drapes		

Welcome to Riverstone in Cranston, where nature, community, and style come together beautifully. This two storey, three-bedroom, 2.5-bathroom townhouse offers the perfect blend of modern living and an unbeatable location close to the Bow River. Step inside to a bright, west-facing open-concept main floor, where the living room flows effortlessly into the dining area and a stunning kitchen featuring rich deep forest cabinetry, sleek finishes, stainless steel appliances, a pantry, storage and plenty of space to gather and entertain. Just off the kitchen, step out onto your private balcony, perfect for your morning coffee or evening unwind. A convenient two-piece bathroom completes the main level. Upstairs, you’ll find three well-appointed bedrooms, including a spacious primary retreat complete with a walk-in closet, along with a full bathroom for added convenience. Enjoy your own front gated yard, complete with a convenient BBQ gas line on the patio, ideal for effortless outdoor entertaining. Additional features include air conditioning and a double attached garage for year-round comfort and practicality. But what truly sets this home apart is the lifestyle. Located in Cranston’s sought-after Riverstone, you’re steps from the Bow River, scenic pathways, and natural green space. Through the HOA, residents enjoy access to the Century Hall clubhouse, featuring a gymnasium, splash park, and year-round community events, your summer plans, handled. This is more than a home; it’s a lifestyle you’ll love coming home to.