

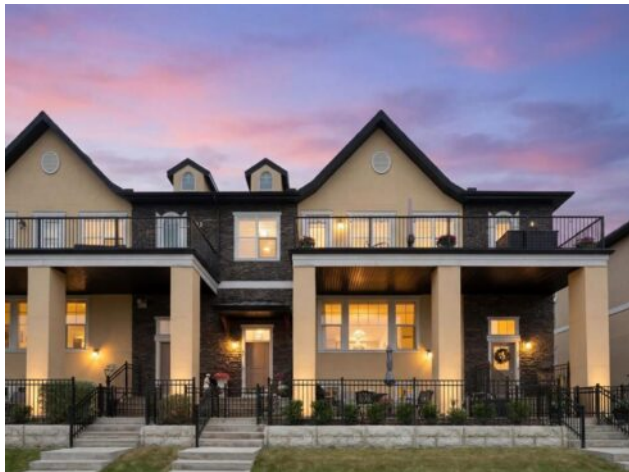


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

64 Cranbrook Drive SE
Calgary, Alberta

MLS # A2314863



\$600,000

Division:	Cranston		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,418 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Garage Faces Rear, On Street, Oversized, See Remarks		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 437
Basement:	Partial	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-G d39
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage		
Inclusions:	Curtains, Air Conditioner Cover		

Experience effortless luxury in this meticulously maintained bungalow-style townhome with an attached oversized double garage in the highly sought-after community of Riverstone. Perfectly positioned on the main drive within the complex, this exceptional home enjoys abundant natural light throughout the day, added privacy, and ample nearby street parking for guests. Step inside to discover a bright and airy open-concept layout highlighted by 9’ ceilings, beautiful hardwood flooring, and upscale finishes throughout. The chef-inspired kitchen features modern white cabinetry, stainless steel appliances including a gas stove, quartz countertops, a large central island, and plenty of space for entertaining. The spacious dining area flows seamlessly into the inviting family room, complete with a cozy fireplace perfect for relaxing evenings. The luxurious primary retreat offers a walk-in closet and spa-inspired ensuite showcasing dual sinks, quartz countertops, and heated tile flooring. Two additional bedrooms, a stylish 4-piece bathroom, and convenient main floor laundry complete the thoughtfully designed main level. The professionally finished lower level provides versatile additional living space ideal for a home office, gym, media room, or guest retreat. Additional features include central air conditioning, central vacuum, and a BBQ gas line for convenient outdoor entertaining. Nestled within a quiet, exceptionally well-managed complex with beautifully maintained landscaping, this home offers peaceful, maintenance-free living just steps from the Bow River and surrounded by scenic walking and biking pathways through Fish Creek Provincial Park. High-end bungalow townhomes in this prime location are a rare offering — don’t miss your opportunity to call this incredible property home!

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