



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

237 Cranbrook Square SE
Calgary, Alberta

MLS # A2322161



\$439,999

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,953 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Parkade, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Lawn, See Remarks		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

3 BEDROOMS | 2.5 BATHROOMS | END UNIT | 1,953 SQFT | ROOFTOP PATIO | FULLY FENCED YARD | SIDE GREEN SPACE
Welcome to this stunning 3-storey end-unit townhome in the desirable community of Riverstone in Cranston. Offering 1,953 sq. ft. of thoughtfully designed living space, this home combines modern style, functionality, and an exceptional location beside green space. The bright open-concept main floor features durable laminate flooring, large windows, and a contemporary kitchen complete with quartz countertops, stainless steel appliances, a large island, and ample cabinet space. The dining area opens directly to the fully fenced backyard, featuring a BBQ pad and gas hookup—perfect for outdoor entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and private 4-piece ensuite, along with two additional bedrooms, another full bathroom, and upper-level laundry. The third floor offers a versatile family room, home office, or recreation space with access to a private rooftop patio—an ideal spot to relax and enjoy the views. Additional features include in-unit storage, an assigned parking stall, lawn maintenance included in the condo fees, and direct access to nearby pathways and green space. Conveniently located close to parks, schools, shopping, and all the amenities Cranston has to offer. A perfect opportunity for first-time buyers, young professionals, or growing families. Book your private showing today!