



**30 Cranbrook Villas SE
Calgary, Alberta**

MLS # A2323265



\$600,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,679 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Gentle Sloping, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 485
Basement:	Partial	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-G d39
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Cranston's Riverstone, where serenity meets sophistication. If you love peace and quiet but still enjoy everything the city has to offer, this exclusive residence delivers the perfect balance. Perched above the community, this rare luxury bungalow style townhome in the sky offers a lifestyle unlike anything else in Riverstone, especially as the only townhomes ever built on the south side. Designed for those who value comfort and refinement, this home has undergone thoughtful upgrades between 2025 and 2026. Improvements include new toilets and faucets throughout, a fully serviced A/C and furnace with replaced components, and a complete suite of new appliances, including a premium washer and dryer. A new hot water tank and a top of the line water softener with carbon filtration elevate everyday living, providing not just softened water but purified water throughout the home. Whether you're enjoying the quiet surroundings, taking in the elevated views, or relaxing in your beautifully updated interior, this residence offers a true sense of retreat. Don't miss your opportunity to own a little piece of paradise in one of Calgary's most sought after communities.