



GRASSROOTS
REALTY GROUP

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310 Cranbrook Square SE
Calgary, Alberta

MLS # A2324496



\$364,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,223 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 184
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

If you've been searching for that perfect combination of modern living, low maintenance, and an incredible location, you're going to want to see this. Welcome to this beautiful home in the Riverstone community of Cranston, one of Calgary's most desirable neighbourhoods where nature and convenience come together. Imagine starting your mornings with a coffee and a walk along the Bow River, exploring kilometres of scenic pathways just minutes from your front door, then coming home to a home that's as stylish as it is functional. Built in 2021 and exceptionally well maintained, this two-storey townhome has been so lightly lived in that it still feels almost new. Step inside and you'll immediately appreciate the bright, open-concept design. The spacious living and dining areas flow effortlessly into a beautiful kitchen featuring quartz countertops, a large centre island, stainless steel appliances, modern white cabinetry, and plenty of space whether you're preparing dinner or entertaining family and friends. One of the features you'll love most is the private, fully fenced yard, perfect for summer BBQs, relaxing with a book, or giving your furry friend a secure place to enjoy the outdoors. Upstairs, you'll find two generous bedrooms, each designed with comfort in mind. The primary retreat offers plenty of room for a king-sized bed, a walk-in closet, and its own private ensuite, while the second bedroom is ideal for guests, a roommate, or a home office. With two and a half bathrooms, everyday living is both comfortable and convenient. Outside, your dedicated parking stall is located just steps from the front entrance, making daily life even easier. But what truly makes this home special is the lifestyle. Riverstone is one of Calgary's hidden gems. Surrounded by the Bow River, natural wetlands, parks, and endless walking and cycling pathways, it offers a peaceful setting while still

being just minutes from shopping, restaurants, schools, theatres, the South Health Campus, and easy access to Deerfoot and Stoney Trail. As a resident of Cranston, you'll also enjoy exclusive access to Century Hall, featuring tennis courts, a gymnasium, skating, hockey, a splash park, skate park, community events, and so much more. Whether you're a first-time buyer, downsizer, investor, or simply looking for a move-in ready home in an incredible community, this property checks all the boxes. Homes in Riverstone don't stay available for long. Don't wait, come see it for yourself and experience everything this wonderful home and incredible community have to offer.