GRASSROOTS REALTY GROUP

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26 Cranbrook Villas SE
Calgary, Alberta

MLS # A2325002

$574,800

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,431 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Attached, Guest, Rear Drive		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 438
Basement:	Partial	**LLD:**	-
Exterior:	Stone, Stucco	**Zoning:**	M-G d39
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

ONE Luxurious Location, ONE Level of Living, in ONE Perfect Place for You. | Spread out, not up. This beautifully appointed 1,431 SqFt townhouse in the sought-after Cranbrook Villas - Mosaic of Riverstone offers 3 bedrooms and 2 bathrooms, with your bedroom, laundry, kitchen, living room, bath, and office/guest room all on one convenient level, designed for simpler, more accessible everyday living. The bright open-concept great room is elevated by 9' ceilings, maple hardwood floors, and large west-facing windows that flood the space with natural light and overlook your sun-soaked terrace, perfect for long, relaxing evenings. Everyday comfort is built in with up/down blinds, giving you control over light throughout the seasons. The spacious kitchen is both functional and inviting, featuring a central island, granite countertops, neutral painted cabinets, stainless steel appliances, and a gas stove, ideal for cooking, hosting, and gathering. The large primary suite offers a private retreat with a walk-in closet and a well-appointed ensuite complete with double vanity and stand-up shower, while two additional bedrooms provide flexibility for guests, a home office and daily life, all thoughtfully positioned on the same level for true main-floor living. On the lower level, enjoy the convenience of a 2-car attached garage, along with a versatile flex space perfect for storage, a home gym, office, or creative studio. Located in Riverstone of Cranston, just steps to the Bow River walking pathways, this home offers a lifestyle that blends nature and convenience. Enjoy peaceful riverside walks right outside your door, while still being minutes to Deerfoot Trail, Stoney Trail, 130th Ave Shopping Plaza, and Seton's growing hub of shops, restaurants, and everyday amenities. Set within a pet-friendly complex (2 pets allowed) with $438/month condo fees, this is a true lock-and-leave lifestyle,

ideal for snowbirds or home bodies. Experience sun-filled spaces, refined comfort, and a home designed to support the way you live. Stop stairing and live life comfortably at 26 Cranbrook Villas. 2 Pets Allowed w/ Board Approval. VIEW 3D TOUR BELOW.

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