



GRASSROOTS
REALTY GROUP

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412 Cranbrook Square SE
Calgary, Alberta

MLS # A2329565



\$385,000

Division:	Cranston		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 182
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: All furniture is available for sale to make this a turn key property!

Welcome to this beautifully maintained 2-bedroom, 2-and-a-bathroom townhome nestled in the heart of Cranston's highly desirable Riverstone community. Surrounded by 360 acres of environmental reserve, Riverstone offers direct access to Fish Creek Park and the Bow River. This property offers a truly unique and rare location within the complex. It features a vast green space just steps from the front door, providing an unobstructed view. This unit comes complete with a private, fully fenced back entrance, that leads to a gorgeous, maintenance free yard finished with Spring Pro astroturf. This is the ideal spot for outdoor relaxation, entertaining and letting kids play without sharing space with the neighbours. Inside, the bright and open-concept-seamlessly connects the living, dining, and kitchen areas all of which include a convenient half-bath. The kitchen boasts stainless steel appliances, quartz countertops, and ample cabinet storage. Upstairs you will find two generously sized bedrooms one of which includes a private en-suite that makes this ideal for sharing with roommates, family, or anyone who values privacy. As an added bonus there is central A/C! Cranston is a well established and amenity-rich southeast Calgary community. It boasts parks, pathways, schools, shopping and the nearby South Health Campus Hospital. Residents also enjoy exclusive access to Cranston Residents Association which includes a spray park, tennis courts, and playground spaces. Members can conveniently borrow tools and outdoor equipment from Century Hall. Century Hall itself features an indoor gymnasium for drop-in sports, banquet rooms for private events, and public programming. Enjoy quick access to Stoney Trail and Deerfoot Trail, making for convenient commute throughout the city. There's no need for disappointment-book your private viewing today!

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