



**GRASSROOTS**  
REALTY GROUP

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**185 Cranbrook Villas SE**  
**Calgary, Alberta**

**MLS # A2335024**



**\$599,900**

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                     |               |                   |
| <b>Type:</b>     | Residential/Five Plus        |               |                   |
| <b>Style:</b>    | Bungalow                     |               |                   |
| <b>Size:</b>     | 1,446 sq.ft.                 | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached       |               |                   |
| <b>Lot Size:</b> | -                            |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space |               |                   |

|                    |                                             |
|--------------------|---------------------------------------------|
| <b>Heating:</b>    | Forced Air                                  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood              |
| <b>Roof:</b>       | Asphalt Shingle                             |
| <b>Basement:</b>   | Partial                                     |
| <b>Exterior:</b>   | Wood Frame                                  |
| <b>Foundation:</b> | Poured Concrete                             |
| <b>Features:</b>   | No Smoking Home, Storage, Walk-In Closet(s) |

|                   |         |
|-------------------|---------|
| <b>Water:</b>     | -       |
| <b>Sewer:</b>     | -       |
| <b>Condo Fee:</b> | \$ 437  |
| <b>LLD:</b>       | -       |
| <b>Zoning:</b>    | M-G d39 |
| <b>Utilities:</b> | -       |

**Inclusions:** N/A

Beautiful bungalow-style townhouse in the sought-after Riverstone community of Cranston. This like-new home offers over 1,446 sq. ft. of single-level living with 2 bedrooms, 2 bathrooms, a double attached garage, and a partially finished basement. The bright open-concept layout features a spacious kitchen with quartz countertops and an abundance of cabinetry, buttermilk cabinets, and a large island overlooking the dining and living areas. A wall of windows fills the home with natural light, while the gas fireplace and built-in cabinetry add warmth and character. The primary suite includes a walk-in closet and private ensuite with a walk-in shower. Enjoy the covered northwest-facing patio, central air conditioning, main-floor laundry, and low-maintenance living. Surrounded by Fish Creek Park and the Bow River, this peaceful location offers beautiful scenery and easy access to nature.