



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

30 Cranbrook Villas SE
Calgary, Alberta

MLS # A2348067



\$595,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
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: none

Discover Your Dream Home with a Million-Dollar View in Cranston's Riverstone. This stunning single-level, open-concept townhouse offers unparalleled luxury living. Boasting 3 spacious bedrooms and 2 beautifully upgraded bathrooms—complete with premium, newly installed toilets. This home provides both comfort and style. With a double attached garage, versatile flex space, and a massive private balcony, you'll be captivated by the panoramic views that stretch across the landscape, offering a truly breathtaking experience. Whether you're enjoying the sunrise with your morning coffee or unwinding in the evening, the views are sure to impress. Equipped with air conditioning—essential for Calgary's summer months—this home provides year-round comfort. Just minutes from the Bow River, enjoy world-class trout fishing, scenic trails, and direct access to Fish Creek Park, perfect for outdoor enthusiasts. Set in the exclusive Riverstone community, this is a place where luxury meets convenience. A true lock-and-leave lifestyle, offering peace of mind without lifting a finger. Enjoy the serenity and tranquility of rural living, all while being just minutes from the city. Plus, with an abundance of wildlife to observe, every day here feels like a retreat. Come see why Riverstone in Cranston is the perfect place to call home.