

479 Cranbrook Square SE
Calgary, Alberta

MLS # A2298626



\$450,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,825 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Off Street, Stall, Titled		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Silent Floor Joists	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Blinds, Grey Shelving on either side of fireplace (unattached)

3 BEDROOMS | 2 1/2 BATHROOMS | 3-STOREY TOWNHOME | 1,825 SQFT | ROOF TOP DECK | END UNIT | 2 PARKING STALLS | FULLY FENCED BACKYARD | BACKING ONTO GREEN SPACE | Welcome to this end unit 3-storey townhome with roof top patio in the sought-after community of Riverstone in Cranston, offering 1,825 sqft of thoughtfully designed living space with 3 bedrooms and 2.5 bathrooms. Backing directly onto green space with a fully fenced backyard, this home provides the perfect blend of privacy, functionality, and modern living. Step inside to a bright and open main floor layout featuring durable laminate flooring and large windows that fill the space with natural light. The spacious kitchen is complete with quartz countertops, silgranit sink, a gas stove, upgraded appliances, a large island with seating, and ample cabinet space, making it ideal for both everyday living and entertaining. The kitchen flows seamlessly into the dining and living areas, where a cozy gas fireplace creates a warm and inviting atmosphere. The dining room conveniently opens onto the backyard with a BBQ pad and gas hookup for evening grilling. A convenient 2-piece bathroom completes the main level. Upstairs, the primary bedroom offers a relaxing retreat with a large walk-in closet and a 4-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide comfortable space for family or guests. Additionally, you will enjoy the laundry on this level. The third floor features a spacious family room, perfect for movie nights, a home office, or a play area, with large sliding doors opening onto a roof top patio. A door from the second level provides added privacy for the third floor. Outside, the fully fenced backyard, backing onto green space with direct access through your private gate, creates the perfect outdoor setting for relaxing or entertaining. Enjoy lawn care

maintenance covered by the strata. Additional features include central air conditioning, in-unit storage, and two parking stalls (titled and assigned). Located close to parks, schools, walking paths, and all the amenities Cranston has to offer, this home is perfect as your first home or for a growing family. Book your showing today!