

**306 Cranbrook Walk SE**  
**Calgary, Alberta**

**MLS # A2300775**



**\$515,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,445 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** The door key pad is "as is" has not been working very well.

Tucked into the coveted natural enclave of Riverstone of Cranston, this rare corner end-unit offers the kind of lifestyle people move here for &mdash; Fish Creek Park, the Bow River, and miles of serene pathways literally at your doorstep. Sunlight pours through the triple-pane windows on three sides, filling every room with warmth and showcasing the home's modern design. The main floor is an entertainer's dream, featuring a bright living room with an electric fireplace, a spacious dining area, and a sleek, modern kitchen with quartz counters, breakfast bar seating, and clean contemporary finishes. Step outside to the oversized balcony, complete with gas and water hookups, creating a true outdoor living space overlooking the beauty of Riverstone. The main floor layout offers three full bedrooms, a rarity in this style of home, plus a true laundry room with a door, not a hallway closet. The primary suite offers its own full ensuite, while the additional bedrooms provide flexibility for family, guests, or a dedicated office. The fully developed basement adds valuable extra space, perfect for a gym, studio, or media area, and the double attached garage adds everyday convenience. Built in 2022 with Hardi board exterior, modern flooring (vinyl plank, tile, and carpet), and central air, this home blends comfort, efficiency, and style. With nature as your neighbour and a community designed for those who crave tranquility without sacrificing modern living, this Riverstone property is truly unique and hard to find.