

348 Cranbrook Square SE
Calgary, Alberta

MLS # A2313301



\$375,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,248 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 184
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to Riverstone in Cranston, one of Calgary's most desirable communities for those who enjoy nature, pathways, and a peaceful setting. Located in the lower portion of Cranston, just minutes from the Bow River, parks, playgrounds, and scenic walking paths, this stylish two-storey townhome offers comfort, convenience, and a great outdoor lifestyle. With over 1,200 sq. ft. of living space, this home features a bright and functional layout, a private fenced yard, and the added bonus of low condo fees, making it an excellent option for buyers looking for value in a sought-after location. A designated parking stall is also conveniently located just steps from the front door. The main level offers an open-concept living and dining area that flows into a beautifully finished kitchen with a large quartz island, breakfast bar, white cabinetry, stainless steel appliances, and direct access to the backyard. Upstairs, you'll find two spacious bedrooms, including a comfortable primary bedroom with room for a king-sized bed and its own private 3-piece ensuite. The second bedroom is also a great size and is located near the full 4-piece bathroom. As a Cranston resident, you'll enjoy access to Century Hall and community amenities including skating, hockey, tennis courts, splash park, skate park, gymnasium, and more. With its beautiful location, private yard, thoughtful layout, and low condo fees, this is a fantastic opportunity to own in Riverstone.