

**165 Cranbrook Villas SE**  
**Calgary, Alberta**

**MLS # A2315061**



**\$589,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,331 sq.ft.	<b>Age:</b>	2017 (9 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, Environmental Reserve		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 437
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco	<b>Zoning:</b>	M-G d39
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Vinyl Windows		

**Inclusions:** n/a

Located in the sought-after community of Riverstone in Cranston, this bungalow-style townhome offers the convenience of single-level living surrounded by nature. BEST LOCATION IN THE COMPLEX! Backing directly onto the NATURAL ESCARPMENT and GREEN SPACE, this BUNGALOW-STYLE townhome offers a rare combination of PRIVACY, QUIET, and UNOBSTRUCTED VIEWS OF THE NATURAL LANDSCAPE. Offering over 1,330 sq. ft., this 2-bedroom, 2-bathroom home features 9-foot ceilings throughout the main living area and an open-concept layout with large windows that fill the home with natural light while showcasing the beautiful EAST-FACING VIEWS. The kitchen is finished with quartz countertops, tile backsplash, ceiling-height cabinetry, stainless steel appliances including a gas range, and a large island that opens to the dining and living areas, creating a comfortable space for both everyday living and entertaining. Enjoy the peaceful outdoor setting from your private patio overlooking the natural landscape, perfect for morning coffee or evening dinners. The primary bedroom includes a walk-in closet and a 4-piece ensuite with dual sinks and an oversized walk-in shower. A second bedroom provides flexibility for guests, a home office, or additional living space. The main floor also includes a full laundry room and additional storage. The lower level offers extra storage and potential for a home gym, hobby area, or workspace. Additional upgrades include upgraded lighting, additional pot lights for enhanced evening task lighting in the kitchen, Hunter Douglas window coverings, quality flooring throughout, a gas fireplace, private patio, and an attached double garage. Just steps from the Bow River and the pathways of Fish Creek Park, enjoy the extensive pathway system throughout the community, stroll along the river, or visit the nearby

parks and playgrounds that make Riverstone one of Calgary's most sought-after natural communities. Great walkability with easy access to shopping, public transportation, Deerfoot Trail, and the amenities of Seton via both Seton Boulevard and 162 Avenue SE. \* Some images have been virtually staged for illustration purposes.\* Call your favorite Realtor today to book a showing!