# \$499,000 - 356 Cranbrook Square Se, Calgary

MLS® #A2192874

# \$499,000

3 Bedroom, 3.00 Bathroom, 1,772 sqft Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to this STUNNING CORNER UNIT townhome in the highly sought-after area in the Cranston community Riverstone! Modern design, FUNCTIONAL LAYOUT, and PRIME LOCATION all come together for the ultimate living experience. The SPACIOUS, **OPEN-CONCEPT MAIN FLOOR features** large windows for natural light and a stylish kitchen with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, PANTRY & DINING AREAâ€"perfect for entertaining or everyday living. The SECOND FLOOR offers TWO GOOD-SIZED BEDROOMS, a FULL BATH, CONVENIENT LAUNDRY, and the LUXURIOUS KING-SIZED PRIMARY BEDROOM with a SPA-LIKE ENSUITE and WALK-IN CLOSET, providing a peaceful escape. The VERSATILE THIRD LEVEL RETREAT boasts a BONUS ROOM leading to a PRIVATE, EXPANSIVE PATIO with PANORAMIC NATURE VIEWSâ€"ideal for relaxing, entertaining, or stargazing. The FENCED BACKYARD is perfect for your hammock, veggie garden, dog run, or patio set. You'll enjoy DIRECT ACCESS TO THE BOW RIVER, beautiful parks, ponds, and pathways. PRIME LOCATION just steps from a playground, South Health Campus, top-tier dining, shopping, entertainment, and the famous YMCA. Residents have exclusive access to the CRANSTON RESIDENTS ASSOCIATION at Century Hall, offering a skating rink, splash park, playground, tennis, and basketball courts. Built with QUALITY







CRAFTSMANSHIP and TIMELESS DESIGN, this master-planned community is perfect for ALL GENERATIONS. Don't miss outâ€"BOOK YOUR PRIVATE VIEWING TODAY!

Built in 2022

# **Essential Information**

MLS® # A2192874 Price \$499,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,772 Acres 0.00 Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 356 Cranbrook Square Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3K8

#### **Amenities**

Amenities Parking, Visitor Parking

Parking Spaces 1

Parking Stall

#### Interior

Interior Features No Smoking Home, Pantry, Vinyl Windows, Low Flow Plumbing Fixtures,

Quartz Counters, Recessed Lighting

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window

Coverings, Electric Oven, Electric Water Heater

Heating Forced Air, Natural Gas

Cooling Rough-In

Basement None

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Yard, Low Maintenance Landscape

Roof Asphalt

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 22nd, 2025

Days on Market 44

Zoning M-1

HOA Fees 515

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

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