



**GRASSROOTS**  
REALTY GROUP

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**132 Cranbrook Green SE**  
**Calgary, Alberta**

**MLS # A2223533**



**\$679,999**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,658 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

**SUNNY WEST-FACING BACKYARD | HUGE DECK | PRIME CRANSTON'S RIVERSTONE LOCATION | \$5,000 PAINTING CREDIT**  
Welcome to this perfect family home located in the highly desirable community of Cranston's Riverstone. Offering over 1,600 SQFT above grade, this well-maintained property features 3 bedrooms, 2.5 bathrooms, and numerous stylish upgrades throughout. The main floor showcases luxury plank flooring, quartz countertops, high-end finishes, and a spacious kitchen with ample cabinetry and a walk-in pantry. The kitchen is equipped with top-of-the-line stainless steel LG appliances, all installed one year ago: Fridge (Model LRFXS3106S) with 5-year warranty | Dishwasher (Model LDPS6762S) | Induction Stove (Model LSIS6338F). The main level is complete with a bright open-concept layout and a high-efficiency, ultra-quiet A/C unit - only four years old, perfect for keeping cool during the summer months. Upstairs, you'll find a large bonus room, three generously sized bedrooms, and two full bathrooms. The primary suite features a walk-in closet and a private ensuite outfitted with a Toto Ultramax toilet. The 2nd upstairs bathroom also includes a Toto Drake toilet—both installed one year ago. The sunny west-facing backyard offers a massive deck—ideal for outdoor entertaining or relaxing evenings. This home is ideally located close to Bow River access, walking paths, parks, schools, and shopping. A perfect blend of comfort, quality, and location. \*\*\* ADDITIONAL FEATURES INCLUDE: \$5,000 credit towards painting, allowing buyers to personalize their space | Seller will replace all upstairs carpeting with a new or similar style prior to possession.\*\*\* Schedule your private showing today.

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