



**GRASSROOTS**  
REALTY GROUP

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**170 Cranbrook Square SE**  
**Calgary, Alberta**

**MLS # A2236600**



**\$449,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,529 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** None

Immaculate "Like New" 3 storey townhome in beautiful Cranston Riverstone! The modern open design features large windows, flooding each floor with natural light, and comes with CENTRAL AC and parking right out front. On the main floor, the front foyer opens to the living room and the gorgeous kitchen with quartz counters, stylish shaker cabinets, S/S appliances, a large island, separate pantry, and recessed lighting. There is also a large dining room, extra storage, and a 2pce bath on the main level. Upstairs has 2 good sized bedrooms with the primary bedroom having a 3pce ensuite as well as double closets. There is also a 4 pce main bath on this level and the stacking washer/dryer. The 3rd floor loft is an awesome bright flex space for a home office/gym/spare bedroom/media room that opens to an amazing private rooftop patio, perfect for entertaining, gardening, or just relaxing. The private rear yard is fenced and great for your pets. This is an excellent location close to the river, walking/biking trails, the YMCA, the South Heath Campus, shopping, restaurants, and quick access to Deerfoot/Stoney Trail. You also get membership in the Cranston Residents Association and the Community Center Century Hall with all the activities ie skating rink, splash park, tennis and basketball courts and other events.