



GRASSROOTS
REALTY GROUP

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653 Cranbrook Walk SE
Calgary, Alberta

MLS # A2239075



\$485,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,209 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Located in the extremely desirable community of RIVERSTONE, this 3 bed 3 bath like new unit is everything you've been looking for. Walking up to the unit you'll notice the gated, oversized SOUTH facing patio with a beautiful garden and sitting area. Stepping into the home you're welcomed with a formal tiled entrance and closet. The main living room has a practical design allowing for easy furniture placement and plenty of natural sunlight with the south facing window. The formal dining space centers the home which allows for a great entertaining space and airy feel. The all white kitchen has loads of storage, an island, quartz countertops and access to an additional patio. The main floor is complete with a half bathroom tucked off to the side. Heading upstairs you have a beautiful primary retreat with a walk-in closet, 3 piece en suite and a room large enough for a king size bed. There are 2 additional bedrooms and a 4 piece bathroom to complete the upper floor. This home is complete with air conditioning, a water softener, laundry space and an attached two car garage. Conveniently located, we're walking distance to playgrounds, the Bow River and just a short drive to groceries, restaurants, gas stations, community centre which features tennis courts, splash park, skating and so much more.