



GRASSROOTS
REALTY GROUP

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214 Cranbrook Square SE
Calgary, Alberta

MLS # A2255107



\$560,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,421 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Single Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Low Maintenance La		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Cement Fiber Board, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Smart Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 354

LLD: -

Zoning: M-1

Utilities: -

Inclusions: Call Seller Directly

Click brochure link for more details** Gorgeous Cranston Riverstone townhome backing onto the Cranston Escarpment. Beautiful private backyard oasis with year round views of nature. This townhome has an attached garage with numerous upgrades including tiled entrance and bathrooms, luxury vinyl flooring, lighting and custom blinds throughout, natural gas range and stainless steel appliances. Open railings throughout provide great natural lighting for all your plants year round. Central air conditioning and an additional deeded parking stall for your extra vehicle. Pet friendly community offers great access to the Bow River pathways and Cranston community amenities. Quick access to Stoney Trail, Deerfoot Trail, Seton shopping district, dining, shopping, SHC hospital and Brookfield YMCA. Unfinished basement has great storage with rough-ins for third bedroom development (pending permit approval).