



GRASSROOTS
REALTY GROUP

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443 Cranbrook Square SE
Calgary, Alberta

MLS # A2262215



\$393,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,128 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Paved, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Private		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 177
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Silent Floor Joists	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: None

Welcome to 443 Cranbrook Square SE, wonderful 2 storey townhome in the highly sought-after community of Cranston's Riverstone. Just steps away from Fish Creek Park, Bow River, surrounded with walking paths, this home offers a nature-filled, quiet location with all everyday conveniences close by. Step inside and you will be welcomed with huge open plan living room filled with natural light from large windows. Spacious white kitchen with pantry, central island, quartz counters and stainless-steel appliances offers abundance of space. Back door opens up to your private, fenced back yard with a wooden deck - backing on to a nice walking pathway. Upstairs you will find 2 spacious bedrooms, primary with nice 3 piece en-suite, 4 piece main bath and very convenient laundry room. This condo is equipped with large hot water tank, high efficiency furnace and central air ventilation system. Outdoor parking stall located just in front of the front steps offers easy access. Just minutes to Deerfoot and Stony Trail, Seton's shopping, restaurants, all levels of schools, surrounded with peaceful nature of the river valley.