



GRASSROOTS
REALTY GROUP

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240 Cranbrook Circle SE
Calgary, Alberta

MLS # A2267412



\$829,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,245 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Tv brackets and basement fridge

Welcome to this beautifully designed 3-bedroom home on a quiet street in the desirable Riverstone community. Ideally located near the Bow River and scenic walking trails, it blends modern style with family-friendly comfort. Inside, you'll find a bright open-concept main floor with 9-foot ceilings, 8-foot doors, and oversized windows. The chef's kitchen features quartz countertops, extended cabinetry, stainless steel appliances, and a large island perfect for entertaining. The inviting living room centres around a cozy gas fireplace for relaxing nights in. Upstairs, the primary suite offers a luxurious ensuite with dual sinks, a soaker tub, and a tiled glass shower. Two additional bedrooms, a bonus room, and upper laundry complete the level. The basement—with 9-foot ceilings, large windows, and bathroom rough-ins—awaits your personal touch. Enjoy the sunny west-facing backyard with a two-tier deck, pergola, privacy screen, and mature trees. Central air ensures year-round comfort. Combining thoughtful upgrades, functional design, and a prime Riverstone location, this home is a must-see for families seeking both sophistication and comfort.