



GRASSROOTS
REALTY GROUP

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344 Cranbrook Square SE
Calgary, Alberta

MLS # A2281445



\$359,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,164 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 182
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Blinds, Shed

Immaculate, shows nicer than brand new 3 BEDROOM, 2 FULL BATH below grade unit in Riverstone Cranston! Very few units like this in the city! Excellent layout, almost 1200 sq feet with every room being perfectly sized and low condo fees. Cute, spacious and private patio space secured with a gate plus an adorable shed. Comes with one parking stall (#196) directly in front of unit plus numerous visitor parking in the parking lot and only a few steps away from the common green space. Brand new fridge and dishwasher, quartz counters, stylish finishes, excellent condition and super clean! Experience a quiet, riverside and natural setting in Riverstone Cranston!