



GRASSROOTS
REALTY GROUP

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210 Cranbrook Square SE
Calgary, Alberta

MLS # A2293121



\$525,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,481 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	No Back Lane, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 372
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this modern 3-storey townhouse offering 1,481 sq ft of thoughtfully designed living space in the sought-after and quiet Riverstone area of Cranston. This bright and stylish home features an open-concept layout with large windows that fill the space with natural light. The contemporary kitchen is equipped with upgraded stainless steel appliances, quartz countertops, an extended eating bar, and generous cabinet space—perfect for everyday living and entertaining. The dining area flows seamlessly into the spacious and bright living room, and a convenient powder room is located on this level. Upstairs you’ll find two spacious primary bedrooms, each complete with a walk-in closet and private 4-piece ensuite. The lower level features a versatile recreation room that can easily function as a home office, guest room, or spare bedroom. Additional highlights include an attached garage, a private deck complete with a bbq gas line and a private yard backing onto a hill, offering a quiet and private outdoor setting. The home also includes air conditioning for year-round comfort. Ideally located with easy access to parks, ponds, and the Bow River. Enjoy scenic pathways and beautiful natural surroundings while remaining close to nearby amenities and everyday conveniences.