



**812 Cranbrook Walk SE  
Calgary, Alberta**

**MLS # A2298479**



**\$495,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,223 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Close to Clubhouse, Front Yard, Landscaped, Low Maintenance Landscape, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Drapes		

Welcome to Riverstone in Cranston, where nature, community, and style come together beautifully. This two storey, three-bedroom, 2.5-bathroom townhouse offers the perfect blend of modern living and an unbeatable location close to the Bow River. Step inside to a bright, west-facing open-concept main floor, where the living room flows effortlessly into the dining area and a stunning kitchen featuring rich deep forest cabinetry, sleek finishes, stainless steel appliances, a pantry, storage and plenty of space to gather and entertain. Just off the kitchen, step out onto your private balcony, perfect for your morning coffee or evening unwind. A convenient two-piece bathroom completes the main level. Upstairs, you’ll find three well-appointed bedrooms, including a spacious primary retreat complete with a walk-in closet, along with a full bathroom for added convenience. Enjoy your own front gated yard, complete with a convenient BBQ gas line on the patio, ideal for effortless outdoor entertaining. Additional features include air conditioning and a double attached garage for year-round comfort and practicality. But what truly sets this home apart is the lifestyle. Located in Cranston’s sought-after Riverstone, you’re steps from the Bow River, scenic pathways, and natural green space. Through the HOA, residents enjoy access to the Century Hall clubhouse, featuring a gymnasium, splash park, and year-round community events, your summer plans, handled. This is more than a home; it’s a lifestyle you’ll love coming home to.