



**305 Cranbrook Walk SE
Calgary, Alberta**

MLS # A2300940



\$474,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,239 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	Partial	LLD:	-
Exterior:	Composite Siding	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this gorgeous 3 bedroom, 2.5 bath townhouse in The Retreat at Riverstone in Cranston - where charm, functionality and location come together seamlessly. The quaint curb appeal stands out, highlighted by a wrought iron fenced front yard that adds both character and privacy. There is a spacious, light filled living room designed for comfortable everyday living and entertaining. The kitchen is a true focal point, featuring STRIKING TWO TONE CABINETRY in white and blue, quartz countertops and quality appliances. A thoughtfully integrated office/workspace adds versatility - perfect for working from home or managing daily tasks. Upstairs, the primary bedroom offers a generous walk-in closet and a 4-piece ensuite complete with a rain head shower. The two additional bedrooms and full main bathroom provide excellent space for guests, family or a roommate. Designed with an efficient and well planned layout, this home LIVES LARGER THAN ITS ACTUAL SIZE. There is also an attached double garage and the unfinished partial basement is available for many options including storage, workout room, office, the list goes on. Located in the desirable Riverstone area of Cranston, you'll enjoy CLOSE PROXIMITY TO SCHOOLS, shopping, restaurants, coffee shops, and just minutes from South Health Campus Hospital. Move in and enjoy summer in this great community.