



**340 Cranbrook Square SE
Calgary, Alberta**

MLS # A2303587



\$399,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,503 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 223
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

****Open House Sunday April 24th 12-3PM**** Welcome to Riverstone in Cranston, where nature, lifestyle, and thoughtful design come together in one of Calgary's most beautiful and sought-after communities. This stunning three-storey executive townhome offers 1,500+ sq. ft. of stylish living space & stands out with features that are truly hard to find in townhome living, including a separate fenced yard, low condo fees, and an exceptional third-level bonus room with rooftop deck. Located in the highly desirable lower portion of Cranston, just moments from the Bow River, scenic walking paths, parks, and playgrounds, this is a home that offers so much more than just great square footage, it offers a lifestyle. Riverstone is beloved for its peaceful setting, easy access to nature, and incredible outdoor amenities, making it a perfect fit for buyers who want both convenience and connection to the outdoors. Inside, the main floor is bright, open, and welcoming, designed for both everyday living and entertaining. The spacious living and dining areas flow seamlessly into the beautifully appointed kitchen, where a massive quartz island with breakfast bar becomes the natural gathering place for family and guests alike. Timeless white cabinetry, classic subway tile, stainless steel appliances, and direct access out to your own private backyard make this kitchen as functional as it is attractive—perfect for everything from daily routines to summer BBQs and easy indoor-outdoor living. Upstairs on the second level, you'll find two generous bedrooms, including a spacious primary retreat that easily fits a king-sized bed and features its own private 3-piece ensuite. The second bedroom is equally well-sized and filled with natural morning light, while a full 4-piece bathroom located just outside the bedroom adds comfort and convenience for family members or guests. What

truly sets this home apart, however, is the incredible third-floor bonus room—a rare and versatile space seldom found in townhomes. Whether you envision a home office, media room, fitness area, guest retreat, playroom, or creative studio, this upper-level flex space offers endless possibilities. Even better, it opens onto your private rooftop deck, creating the perfect spot to enjoy morning coffee, unwind in the evening, or soak in the fresh air above it all. This combination of bonus room plus rooftop outdoor space is an absolute standout. Another rare feature is the separate fenced yard—ideal for a dog owner, young family, or anyone who appreciates having a private outdoor area for BBQs, relaxing in the sun, or enjoying a bit of extra space that many townhomes simply do not offer. With sunny west exposure, this yard is a true extension of the home. Also included is a designated parking stall conveniently located just steps from the front door. You’ll also enjoy access to Century Hall and all of Cranston’s exceptional amenities, including skating, hockey, tennis courts, a splash park, skate park, gymnasium, and more.