

**352 Cranbrook Square SE**  
**Calgary, Alberta**

**MLS # A2261039**



**\$454,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Assigned, Guest, On Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	None	<b>LLD:</b>	17-22-29-W4
<b>Exterior:</b>	Cement Fiber Board, Concrete	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Electricity Not Paid For, Natural Gas
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows		
<b>Inclusions:</b>	none		

\*\*\*OPEN HOUSE HOLIDAY MONDAY 12PM TO 330 PM \*\*\* Reside in the heart of Riverstone in an exceptional 3 level home nestled in the river valley! Only minutes to nature with breathtaking Fish Creek Parks bike & walking paths, picnics along the Bow River and the best fishing in Calgary! This fully air conditioned home is in immaculate condition & it shows 10/10 on every crafted level! This modern open concept design features an abundance of natural light thru-out w/an eye pleasing neutral colour palate. Steps from the front door, you are welcomed by a Great Room that flows seamlessly into the dining area then finally crests into the Kitchen where the Chef can create some culinary delights! The modern appliances, full cabinetry, pantry, & sizeable quartz Island will accommodate a healthy guest list. Steps leading down from the kitchen, you will find a low maintenance yard for your BBQ/kids/pets/Inlaws? Completing the main floor is also a nice 2pc bath, under stair storage, & a storage nook. One level up.... A substantial master retreat awaits you! Showcasing large windows, his/her closets, 3pc ensuite, & plenty of room for a King Size bed and other pieces. Down the hallway you will encounter the 2nd bedroom, beautiful and bright, big closet, and a most a generous size as well. Another 4pc bath with soaker tub, linen closet and upper level laundry finish out the 2nd level.... But wait!! There's more!! On Level 3 you can create your own flex room !! Office/media/bar/playroom/exercise/yoga/massage/gym??? Also, the attached great reveal .....A top tier outdoor balcony with views of the surrounding hills, & seating for your company to enjoy a portable firepit and a glass of vino!! Relax and let your mind wander. Residents of Riverstone through the HOA also have access to Century Hall. Just minutes away you will find skating, Tennis courts, a gym

for shooting hoops, and a fantastic water/splash park for the kiddos! What are you waiting for?? Live in the lifestyle that combines nature, and community all in one. Access to Stoney, Deerfoot, Schools, shopping, transit, South Health Campus, restaurants, and more. Have a look see!, You wont be disappointed. I almost forgot.... Assigned parking stall in front of home, off street parking available as well as guest parking as well. \*\*\* Pets ok !!!\*\*\*