

\$589,986 - 30 Cranbrook Villas Se, Calgary

MLS® #A2128371

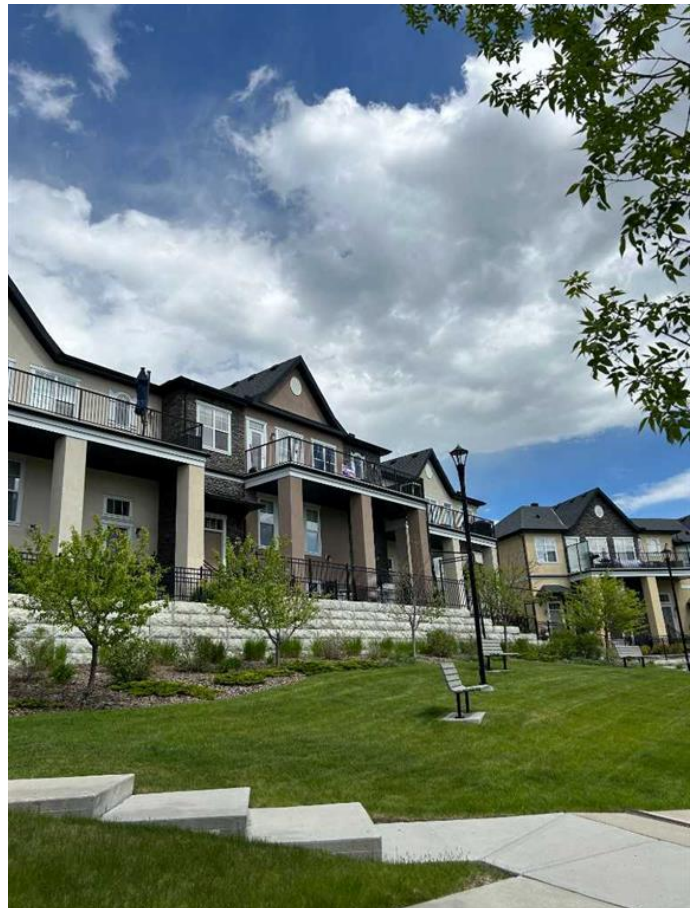
\$589,986

3 Bedroom, 2.00 Bathroom, 1,500 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to your new home in the "Mosaic Riverstone" of Cranston. An incredible opportunity to own a former show home in this desirable family friendly & safe neighbourhood. Situated just steps away from the Bow River and surrounded by the beauty of Fish Creek Park, this property strikes the perfect balance of seclusion and convenience. This well-maintained townhouse features single-level living offering 3 bedrooms, 2 bathrooms, ample storage and an open concept design. Natural light flows through a wall of southwest facing windows which floods the home with natural light. The timeless white kitchen is complete with under-mount lighting, mosaic tile backsplash, quartz countertops and a suite of stainless-steel appliances including a gas range. The kitchen overlooks the large dining area with ample seating for family dinners. Your living room is completed with great views & fireplace, making it the perfect space for entertaining. The large primary bedroom is complete with a walk-in closet, 4-piece bathroom with a full height tile shower and dual sinks. Two additional bedrooms allow ample space for a guest room and home office while the full laundry room provides added convenience for daily living. The lower level of the property provides endless possibilities for additional storage, a home gym or studio space. A double garage with epoxy flooring provides additional storage for bikes and provides secured parking for your vehicle all year. Former show homes



include upgrades that everyone likes; nicer lighting & flooring, (Hunter Douglas) window treatments & more. Come by today & see for yourself. Enjoy the sunshine and the views on your private WEST facing 29 x 8 balcony all summer long. If it gets too warm, step inside and enjoy the central air-conditioning, you do not want to miss this one. Community:

Completely surrounded by nature, Cranston's Riverstone is a one-of-a-kind community on the edge of the Bow River offering stunning views and serenity. Cranston's Riverstone is the perfect marriage of natural beauty and established amenities with pathways that wind through the rolling hills. A

dynamic network of trails and pathways weaves naturally throughout the community, connecting residents to Fish Creek Park, the Bow River and Upper Cranston. Residents also have the opportunity to enjoy Century Hall, Cranston's Residents' Association, the central gathering place for residents, featuring a 22,000 sq. ft facility, skating rink, tobogganing hill, splash park, tennis and basketball courts and a playground. Enjoy the many places to work out, relax, play, or shop, it's all waiting for you in Riverstone.

Built in 2017

Essential Information

MLS® #	A2128371
Price	\$589,986
Sold Price	\$601,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,500
Acres	0.00
Year Built	2017

Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	30 Cranbrook Villas Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z3



Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear, Insulated, Rear Drive, Side By Side

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Partial, Partially Finished

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Back Lane, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Street Lighting, Sloped Down, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	June 29th, 2024
Days on Market	57
Zoning	M-G d39
HOA Fees	190.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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