

\$439,900 - 469 Cranbrook Square Se, Calgary

MLS® #A2129603

\$439,900

2 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to your new home completely surrounded by nature. Cranston's Riverstone is a highly sought after community on the edge of the Bow River offering stunning views and gorgeous walking paths. You will love the design choices in this 2-storey townhome featuring 2 bedrooms, 2.5 bathrooms, beautiful laminate flooring throughout the main living areas, quartz counters, private fenced backyard backing onto greenspace, and a parking stall right at your front door. The open concept main floor features a Southwest facing living room with large windows, dining room, and an eloquent kitchen featuring a large island, pantry, upgraded ceiling height wood shaker cabinets, designer backsplash, SS appliances, and beautiful lighting. A guest powder room with a modern floating vanity and hidden storage under the stairs completes the main level. The upper floor boasts a spacious primary retreat featuring dual closets and a 3-piece ensuite with an upgraded walk-in shower. Another large bedroom, 4-piece main bathroom, and convenient upper floor laundry complete this level. Stay cool during the summer months with your central air or head up to Century Hall for the kids to enjoy the splash park. This home is in the perfect location, just steps from walking paths by the river and the serenity of nature, but close enough to all the amenities and shopping that the neighbouring community of Seton has to offer, while having easy access to Deerfoot and Stoney Trail. Pet friendly complex with a



maximum of two pets per home with a weight limit of 65 pounds per pet with board approval.

Built in 2021

Essential Information

MLS® #	A2129603
Price	\$439,900
Sold Price	\$435,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,246
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	469 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3E3

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 16th, 2024
Days on Market	8
Zoning	M-1
HOA Fees	517.65
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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