

\$619,900 - 169 Cranbrook Villas Se, Calgary

MLS® #A2133799

\$619,900

3 Bedroom, 2.00 Bathroom, 1,648 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Wow, what a location! This incredible opportunity puts you in the sought-after Riverstone community just in time for Summer! This is the home you've been waiting for – a combination of premium location, excellent layout, & beautiful finishes unlike anything else in the area. Looking for the wow factor? Stop right here! Outrageously gorgeous, this one-owner, upscale Riverstone townhome by Brookfield will appeal to those with the most selective and refined wish lists. Enjoy maintenance-free Executive Estate living in one of the best locations at Mosaic Riverstone, backing a natural reserve filled with wildlife + picturesque postcard views. This rare 3-bedroom, 2-bathroom, air-conditioned bungalow-style upper bungalow townhome in show home condition offers the ultimate luxurious lifestyle. Step into this meticulously crafted home & be greeted by an abundance of natural light accentuating the upgraded finishes throughout. The spacious living area boasts beautiful gleaming maple hardwood floors & a soothing gas fireplace creating a warm and inviting ambiance. The open-concept layout seamlessly connects the living, dining, & kitchen areas, making it perfect for entertaining friends + family. The kitchen is a chef's dream with modern appliances, ample counter space with upgraded granite countertops, stylish full-height maple cabinetry & stainless steel appliances. Enjoy your morning coffee or host evening gatherings on the mammoth 30ft



upper deck, offering breathtaking views of the greenspace and a perfect setting for outdoor entertaining & evening BBQ's. The primary suite is a sanctuary with its own ensuite bath with granite counter & 10 mm glass shower enclosure plus a walk-in closet with plenty of space. The second and third bedrooms are ample size and perfect for a work-from-home situation with sunny west views. Laundry is conveniently located across the hall for ease of use. With great exposure to the east, north, and south, the unit enjoys abundant natural light throughout the day, creating a bright and airy atmosphere. The basement is fully finished, ideal for your own gym or man cave! It leads directly to a double attached garage with a hose bib, tiled floors, & great for all your storage needs, accommodating 2 SUVs with ease. This pet-friendly building with board approval is a snowbird's dream or perfect for anyone looking to downsize into estate living. Other features include central A/C, video intercom, in-floor heating in the main bathroom, upgraded shower enclosure, high-end custom blinds, upgraded garage flooring, extended kitchen island, central vacuum system, new garburator, newer microwave, & more! Take advantage of all Riverstone offers "shops, restaurants, & parks with the Bow River right outside your front door! Residents of Mosaic are part of the Cranston Residential Association & have access to the community's Hall, seven-acre park, outdoor rink, tot lot, & splash park. Steps to the Bow River and many beautiful pathways! A must to see, call today!

Built in 2017

Essential Information

MLS® #	A2133799
Price	\$619,900
Sold Price	\$620,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,648
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	169 Cranbrook Villas Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z3

Amenities

Amenities	Park, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Lighting, Storage
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Lawn, Gentle Sloping, Greenbelt, No Neighbours Behind, Landscaped, Many Trees, Street Lighting, Yard Drainage, Private, Rectangular Lot, Secluded, Views
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	May 29th, 2024
Days on Market	8
Zoning	M-G d39
HOA Fees	450.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
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