

# \$479,000 - 145 Cranbrook Square Se, Calgary

MLS® #A2156153

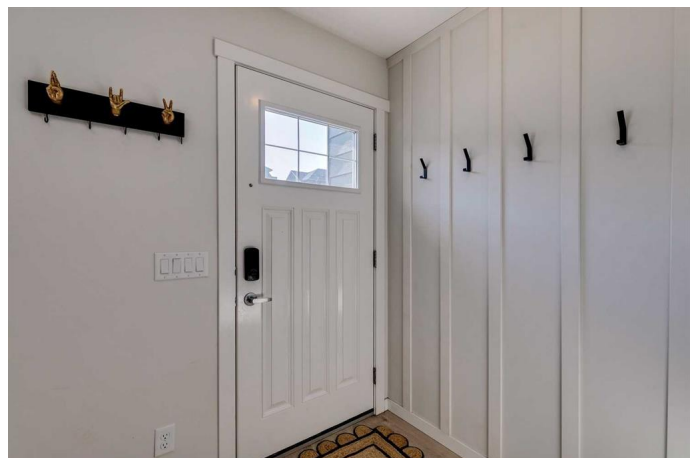
**\$479,000**

2 Bedroom, 3.00 Bathroom, 1,520 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 exceptional upgrades and design choices in this 3-storey townhome with rooftop terrace. Featuring 2 bedrooms, 2.5 bathrooms, luxury vinyl plank flooring throughout the main living areas, 9' ceilings on main floor, upgraded quartz counters and lighting, feature walls, wainscoting, private fenced backyard, and a parking stall right at your front door. The open concept main floor features an East facing living room with large windows, center dining room with feature wall, and an eloquent kitchen featuring a large island, pantry, upgraded ceiling height cabinets, pots and pans drawers, designer backsplash, and SS appliances. A guest powder room with wainscoting and gorgeous wallpaper, and hidden storage under the stairs completes the main level. The second floor boasts a spacious primary retreat featuring dual closets and a 3-piece ensuite with walk-in shower. Another large bedroom, 4-piece main bathroom wrapped in wainscoting with upgraded fixtures, and convenient upper floor laundry complete this level. If you need more space, the third level boasts vinyl plank flooring with a large, versatile flex space for guests, home office, workout room, or family room. Large patio doors offer exceptional natural light and lead to the rooftop terrace with views of the



escarpment. 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 board approval.

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2156153      |
| Price          | \$479,000     |
| Sold Price     | \$467,500     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,520         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 145 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 | Ceiling Fan(s), High Ceilings, Quartz Counters, Recessed Lighting                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                                                     |
| Cooling           | Central Air                                                                                    |
| Basement          | None                                                                                           |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard, Lawn, Private |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | August 9th, 2024     |
| Date Sold      | September 12th, 2024 |
| Days on Market | 34                   |
| Zoning         | M-1                  |
| HOA Fees       | 517.65               |
| HOA Fees Freq. | ANN                  |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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