

780-897-4003

dj@djgolden.com

352 Cranbrook Square SE Calgary, Alberta

MLS # A2261039



\$443,821

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 274
Basement:	None	LLD:	17-22-29-W4
Exterior:	Cement Fiber Board, Concrete	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Electricity Not Paid For, Natu

Features: Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows

Inclusions: none

OPEN HOUSE SUN NOV 9 2PM TO 430PM (PRICE HAS BEEN ADJUSTED) Reside in the heart of Riverstone in desirable Cranston! Here you will find 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, beautuful 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 surronding 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

restaurants, and more	s nature, and community ale. Have a look see!, You will guest parking as well. ***	ont be disappointed. I alı	most forgot Assigned p	opping, transit, South Hea parking stall in front of hom	Ith Campus, e, off street
Convisite (a) 2005 D. C. Harri	Listing data courtesy of TREC The Real	Estate Company Information in half	and to be reliable but and quarters		

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