

# **\$454,000 - 352 Cranbrook Square Se, Calgary**

MLS® #A2261039

**\$454,000**

2 Bedroom, 3.00 Bathroom, 1,371 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Reside in the heart of Riverstone in an exceptional 3 level home nestled in the river valley! Here you are minutes to nature with breathtaking Fish Creek Park, 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, good 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 great reveal .....A



top tier outdoor balcony with 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 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 lifestyle that combines nature, and community all in one. Access to Stoney, Deerfoot, Schools, shopping, transit, South Health Campus, restaurants, and more. Have a look see!, You wont be disappointed. I almost forgot....Parking stall in front of home, off street parking available and guest parking as well. \*\*\* Pets ok on approval \*\*\*

Built in 2022

### Essential Information

MLS® #	A2261039
Price	\$454,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	352 Cranbrook Square Se
Subdivision	Cranston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M3K8

### Amenities

Amenities	Visitor Parking
Utilities	Electricity Connected, Electricity Not Paid For, Garbage Collection, Heating Paid For, Natural Gas Available, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Assigned, On Street, Stall, Asphalt, Guest

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
# of Stories	3
Basement	None

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	October 1st, 2025
Days on Market	1
Zoning	M-1
HOA Fees	517
HOA Fees Freq.	ANN

### Listing Details

Listing Office	TREC The Real Estate Company
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