

**653 Cranbrook Walk SE**  
**Calgary, Alberta**

**MLS # A2239075**



**\$485,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Located in the extremely desirable community of RIVERSTONE, this 3 bed 3 bath like new unit is everything you've been looking for. Walking up to the unit you'll notice the gated, oversized SOUTH facing patio with a beautiful garden and sitting area. Stepping into the home you're welcomed with a formal tiled entrance and closet. The main living room has a practical design allowing for easy furniture placement and plenty of natural sunlight with the south facing window. The formal dining space centers the home which allows for a great entertaining space and airy feel. The all white kitchen has loads of storage, an island, quartz countertops and access to an additional patio. The main floor is complete with a half bathroom tucked off to the side. Heading upstairs you have a beautiful primary retreat with a walk-in closet, 3 piece en suite and a room large enough for a king size bed. There are 2 additional bedrooms and a 4 piece bathroom to complete the upper floor. This home is complete with air conditioning, a water softener, laundry space and an attached two car garage. Conveniently located, we're walking distance to playgrounds, the Bow River and just a short drive to groceries, restaurants, gas stations, community centre which features tennis courts, splash park, skating and so much more.