

## 30 Cranbrook Villas SE Calgary, Alberta

**MLS # A2241134**



# \$649,900

|                  |                                                  |               |                  |
|------------------|--------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Cranston                                         |               |                  |
| <b>Type:</b>     | Residential/Five Plus                            |               |                  |
| <b>Style:</b>    | Bungalow                                         |               |                  |
| <b>Size:</b>     | 1,679 sq.ft.                                     | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                                                | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Rear        |               |                  |
| <b>Lot Size:</b> | -                                                |               |                  |
| <b>Lot Feat:</b> | Gentle Sloping, Low Maintenance Landscape, Views |               |                  |

|                    |                                                                                                                                 |                   |         |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                         | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                  | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                 | <b>Condo Fee:</b> | \$ 485  |
| <b>Basement:</b>   | Partial, Partially Finished                                                                                                     | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                                       | <b>Zoning:</b>    | M-G d39 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                 | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |                   |         |

**Inclusions:** N/A

Discover Your Dream Home with a Million-Dollar View in Cranston's Riverstone. This stunning single-level, open-concept townhouse offers unparalleled luxury living. Boasting 3 spacious bedrooms and 2 beautifully upgraded bathrooms—complete with premium, newly installed toilets. This home provides both comfort and style. With a double attached garage, versatile flex space, and a massive private balcony, you'll be captivated by the panoramic views that stretch across the landscape, offering a truly breathtaking experience. Whether you're enjoying the sunrise with your morning coffee or unwinding in the evening, the views are sure to impress. Equipped with air conditioning—essential for Calgary's summer months—this home provides year-round comfort. Just minutes from the Bow River, enjoy world-class trout fishing, scenic trails, and direct access to Fish Creek Park, perfect for outdoor enthusiasts. Set in the exclusive Riverstone community, this is a place where luxury meets convenience. A true lock-and-leave lifestyle, offering peace of mind without lifting a finger. Enjoy the serenity and tranquility of rural living, all while being just minutes from the city. Plus, with an abundance of wildlife to observe, every day here feels like a retreat. Come see why Riverstone in Cranston is the perfect place to call home.