



## 318 Cranbrook Square Calgary Alberta

\$399,900

Step into this stunning two storey, two-bedroom, two-and-a-half-bathroom townhouse with assigned parking just out of your front door in the heart of Riverstone in Cranston, where style meets comfort. The open-concept main floor welcomes you with natural light and a spacious layout. Cozy up in the inviting living room, complete with a custom-built fireplace—perfect for chilly evenings. The dining area comfortably accommodates a large table, making it ideal for entertaining, while the chef's dream kitchen at the back of the home boasts high-quality appliances, ample storage, island, and a seamless flow to the fenced backyard—perfect for summer BBQs and quiet mornings alike. A convenient two-piece powder room completes the main floor. The upper floor provides the privacy of two generously sized bedrooms on opposite sides of the home. The primary suite is a true retreat, featuring its own three-piece ensuite with shower. Down the hall, you'll find a well-placed closet with stacked laundry, along with a four-piece main bathroom for ultimate convenience. Air conditioning has been added to keep you cool during Calgary's warmer months, this home combines elegance, comfort, and practicality. Don't miss your chance to experience Cranston living at its finest—schedule your viewing today! (id:6769)

Living room 13.75 Ft x 9.92 Ft

Kitchen 12.83 Ft x 11.17 Ft

Dining room 10.58 Ft x 10.42 Ft

Foyer 5.17 Ft x 4.00 Ft

Furnace 13.00 Ft x 2.50 Ft

2pc Bathroom 6.92 Ft x 3.25 Ft

Primary Bedroom 14.08 Ft x 12.42 Ft

3pc Bathroom 6.92 Ft x 5.92 Ft

Bedroom 14.08 Ft x 12.50 Ft

Laundry room 3.33 Ft x 3.25 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



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773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net