

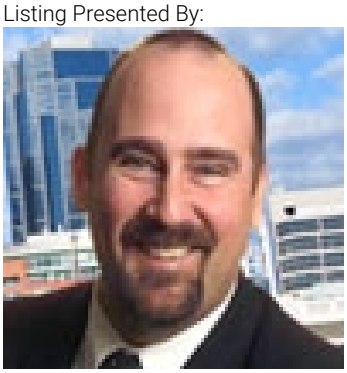
246 Cranbrook Square Calgary Alberta

$439,899

Where nature, natural light, and effortless living come together in Cranston. Welcome to Zen Riverstone West, a rarely available 2020-built three-storey townhome that has never before been offered for sale. Offering over 1,700 sq. ft. of thoughtfully designed living space, a private fenced backyard, attached garage, and uninterrupted green-space views, this home offers the rare feeling of a private retreat while remaining close to everything Calgary has to offer. The inviting entry features 9-foot ceilings, luxury vinyl plank flooring, a welcoming foyer, front closet, and direct access to the oversized single attached garage, complete with a workbench and an impressive 21+ feet of depth. A separate basement door leads to a spacious undeveloped area with nearly 9-foot ceilings and excellent storage potential. Upstairs, natural light fills the bright living room, enhanced by soaring 9'11" ceilings and oversized windows overlooking the green hillside. Sliding glass doors, topped with a transom window, open to your private outdoor sanctuary. A few steps higher, the open-concept kitchen and dining area creates an ideal space for both everyday living and entertaining. The kitchen features quartz countertops, stainless steel appliances, abundant cabinetry, a breakfast bar, and a large pantry, while the generous dining area offers plenty of room for family and guests. A conveniently located half bath is tucked away down a private hallway. The upper level offers two generous bedrooms, each with a four-piece ensuite and spacious walk-in closet. A central laundry area includes a stacked washer and dryer, additional storage, and space for linens and laundry essentials. One bedroom also features a versatile study nook overlooking the green space, perfect for working from home or creating a quiet reading area. Outside, discover a backyard that feels like your own private escape....

Furnace 17.17 Ft x 12.75 Ft
Living room 17.08 Ft x 13.17 Ft
Kitchen 11.42 Ft x 10.67 Ft
Dining room 13.58 Ft x 10.42 Ft
2pc Bathroom 5.00 Ft x 4.92 Ft
Primary Bedroom 11.75 Ft x 10.83 Ft
4pc Bathroom 8.42 Ft x 4.92 Ft
Bedroom 12.33 Ft x 11.75 Ft
Other 5.92 Ft x 5.00 Ft
4pc Bathroom 8.42 Ft x 4.92 Ft
Study 8.50 Ft x 5.83 Ft
Laundry room 4.92 Ft x 3.25 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Other 11.83 Ft x 4.92 Ft