



## 251 Cranbrook Square Calgary Alberta

\$362,500

Welcome to your dream home in Riverstone Cranston! This recently constructed 'like new' 1,053 sqft bungalow style townhouse was built by Avalon Master Builder and offers a 3 bed 2 full bath open concept design with room for the whole family! The spacious living area features large windows that let in plenty of natural light and also provides access to the huge double front patios, perfect for relaxing or entertaining. The sparkling kitchen boasts stainless steel appliances, quartz countertops, and white soft close cabinets. The primary bedroom has a generous closet and a full 4 piece ensuite bathroom. Two more good sized bedrooms, another full 4 piece bathroom, linen closet and stacked full size front load laundry complete this beautiful home. Also, durable wood grain vinyl plank flooring throughout the main areas & bathrooms, black matte finish faucets, handles & covers. Convenient parking stall right out front of the suite. Plus, you will definitely appreciate the low condo fees! Zen Riverstone is pet friendly and also allows short-term rentals. Property is EnerGuide certified energy efficient and is still under warranty with the Alberta New Home Warranty Program. Riverstone Cranston is one of Calgary's best kept secrets, a master-planned community by Brookfield Residential that is surrounded by nature and close to amenities. You will love living next to the Bow River and Fish Creek Park, where you can enjoy trails, parks, and wildlife. Riverstone also offers access to the 22,000 sqft Cranston Residents' Association facility, Century Hall, which has recreational opportunities, programming, and events for all ages. Some of the amenities include a seven-acre private park with a splash park, hockey rink, tennis court, basketball courts, toboggan chute, and playground. Also, there's a variety of schools, shopping, and services nearby. Don't miss this opportunity to l...

4pc Bathroom 7.83 Ft x 4.92 Ft  
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 Bedroom 11.33 Ft x 10.75 Ft  
 Bedroom 11.67 Ft x 9.67 Ft

Kitchen 12.50 Ft x 13.58 Ft  
 Living room 12.58 Ft x 13.92 Ft  
 Primary Bedroom 10.83 Ft x 12.08 Ft  
 Furnace 7.25 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX REAL ESTATE  
 (MOUNTAIN VIEW)

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**RE/MAX Realty Professionals**

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