



# 302 Cranbrook Square Calgary Alberta

\$495,000

CORNER UNIT | FULLY FENCED PRIVATE YARD | 3RD-FLOOR BONUS LOUNGE & ROOFTOP DECK | QUIET LOCATION

When affordability meets luxury, you get this spectacular 3-bedroom, 3-bathroom townhome in the highly sought after Zen Riverstone complex! Tucked away at the quiet back end of the development, this unit offers a peaceful escape with zero road noise while keeping you a stone's throw away from the Bow River and Fish Creek Park. Step inside to an expansive, open concept main floor that perfectly accommodates your lifestyle. Because this is a coveted corner unit, you benefit from additional windows that flood the living room, dining room, and kitchen with radiant natural light. Beautiful modern luxury vinyl plank flooring flows seamlessly throughout, creating a chic and durable space that is perfect for entertaining. The second level offers a comfortable and practical layout, hosting three generous bedrooms, two full bathrooms, and ultra-convenient same-floor laundry. Ascend to the third level to find the true crown jewel of this home: a versatile bonus lounge that opens directly onto your own private rooftop deck. This is a fantastic space to bring your vision to life, whether you want a home office, a media room, or a serene retreat to enjoy the breathtaking valley views and fresh air. To top it all off, you have a fully fenced, private backyard, one of the major perks of a corner unit! It provides a secure outdoor oasis that is perfect for pet owners, weekend BBQs, or simply soaking up the sun. Enjoy the convenience of nearby Deerfoot and Stoney Trails, putting the world-class amenities of Seton just minutes away. Don't just buy a home, invest in a lifestyle. Come see this exceptional property in person and book your private showing today! (id:6769)

4pc Bathroom 8.17 Ft x 4.92 Ft  
 4pc Bathroom 10.92 Ft x 4.92 Ft  
 Bedroom 9.33 Ft x 12.92 Ft  
 Bedroom 9.42 Ft x 12.50 Ft  
 Primary Bedroom 12.83 Ft x 13.33 Ft  
 Other 5.00 Ft x 8.67 Ft

Bonus Room 18.25 Ft x 16.92 Ft  
 2pc Bathroom 3.25 Ft x 6.92 Ft  
 Dining room 15.58 Ft x 10.17 Ft  
 Kitchen 15.50 Ft x 9.92 Ft  
 Living room 18.17 Ft x 13.17 Ft  
 Furnace 3.25 Ft x 6.17 Ft

Listing Presented By:



Originally Listed by:  
Ko Realty Ltd.

<https://www.yychousesforsale.com/>

**RE/MAX Realty Professionals**

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

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