

# \$545,000 - 732 Cranbrook Walk Se, Calgary

MLS® #A2195847

**\$545,000**

3 Bedroom, 2.00 Bathroom, 1,431 sqft  
Residential on 0.00 Acres

Cranston, Calgary, Alberta

## WELCOME TO YOUR SERENE OASIS!

Escape to the tranquility of the "Retreat in Cranston's Riverstone", a stunning top-floor townhome nestled amidst nature's beauty and surrounded by a protected nature preserve. This elegant one-level haven boasts an open concept design, making it feel even more spacious and bright. The heartbeat of this home is the modern kitchen, showcasing upgraded cabinetry with a sleek design, quartz countertops that shine, a huge island perfect for food preparation and casual dining. The elegant backsplash adds a touch of sophistication, and modern lighting offers just the right ambience to an already beautiful kitchen. The comfort continues throughout the home, featuring upgraded luxury vinyl plank flooring in every room. Three spacious bedrooms, each with ample closet space. Master retreat with a beautifully appointed ensuite and spacious walk-in closet. Second full bathroom and convenient laundry room. Step outside and be mesmerized by the breathtaking views of the adjacent nature preserve, where deer roam freely and wildlife thrives. Enjoy the serene atmosphere and take in the sights and sounds of nature from the large balcony, perfect for sipping morning coffee or enjoying a glass of wine in the evening. Cranston's Riverstone offers the perfect blend of seclusion and accessibility, with unobstructed views of the nature preserve from your balcony, proximity to shopping, bicycle and walking paths, and the serene



Bow River just a stone's throw away. With easy access to Deerfoot and Stoney Trail, the world's largest YMCA less than a 10-minute drive away, you will love living in Cranston's Riverstone! Don't miss this incredible opportunity to own a piece of paradise! Contact your favourite Realtor today to schedule a viewing.

Built in 2020

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2195847          |
| Price          | \$545,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,431             |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 732 Cranbrook Walk Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 2V5               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)     |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Electric Water Heater |
| Heating           | Central, Natural Gas   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Living Room  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Partially Finished, Partial, Walk-Out  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Lighting, Playground  |
| Lot Description   | Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Greenbelt, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Wood Frame, Cement Fiber Board, Manufactured Floor Joist   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 57                  |
| Zoning         | M-X1                |
| HOA Fees       | 518                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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