

\$454,000 - 352 Cranbrook Square Se, Calgary

MLS® #A2261039

\$454,000

2 Bedroom, 3.00 Bathroom, 1,371 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

***OPEN HOUSE OCT 18TH 12PM TO 330 PM *** Reside in the heart of Riverstone in an exceptional 3 level home nestled in the river valley! Only minutes to nature with breathtaking Fish Creek Parks bike & walking paths, picnics along the Bow River and the best fishing in Calgary! This fully air conditioned home is in immaculate condition & it shows 10/10 on every crafted level! This modern open concept design features an abundance of natural light thru-out w/an eye pleasing neutral colour palate. Steps from the front door, you are welcomed by a Great Room that flows seamlessly into the dining area then finally crests into the Kitchen where the Chef can create some culinary delights! The modern appliances, full cabinetry, pantry, & sizeable quartz Island will accommodate a healthy guest list. Steps leading down from the kitchen, you will find a low maintenance yard for your BBQ/kids/pets/Inlaws? Completing the main floor is also a nice 2pc bath, under stair storage, & a storage nook. One level up.... A substantial master retreat awaits you! Showcasing large windows, his/her closets, 3pc ensuite, & plenty of room for a King Size bed and other pieces. Down the hallway you will encounter the 2nd bedroom, beautiful and bright, big closet, and a most a generous size as well. Another 4pc bath with soaker tub, linen closet and upper level laundry finish out the 2nd level.... But wait!! There's more!! On Level 3 you can create your own flex room !! Office/media/bar/playroom/exercise/yoga/mas



sage/gym??? Also, the attached great reveal
.....A top tier outdoor balcony with views of
the surrounding hills, & seating for your
company to enjoy a portable firepit and a glass
of vino!! Relax and let your mind wander.
Residents of Riverstone through the HOA also
have access to Century Hall. Just minutes
away you will find skating, Tennis courts, a
gym for shooting hoops, and a fantastic
water/splash park for the kiddos! What are you
waiting for?? Live in the lifestyle that
combines nature, and community all in one.
Access to Stoney, Deerfoot, Schools,
shopping, transit, South Health Campus,
restaurants, and more. Have a look see!, You
wont be disappointed. I almost forgot....
Assigned parking stall in front of home, off
street parking available and guest parking as
well. *** Pets ok !!!***

Built in 2022

Essential Information

MLS® #	A2261039
Price	\$454,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	352 Cranbrook Square Se
Subdivision	Cranston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3K8

Amenities

Amenities	Visitor Parking
Utilities	Electricity Connected, Garbage Collection, Sewer Connected, Water Connected, Electricity Not Paid For, Heating Paid For, Natural Gas Available
Parking Spaces	1
Parking	Assigned, Guest, On Street, Stall, Asphalt

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	9
Zoning	M-1
HOA Fees	517
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
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