

# \$549,500 - 284 Cranbrook Square Se, Calgary

MLS® #A2256863

**\$549,500**

3 Bedroom, 4.00 Bathroom, 1,461 sqft

Residential on 0.00 Acres

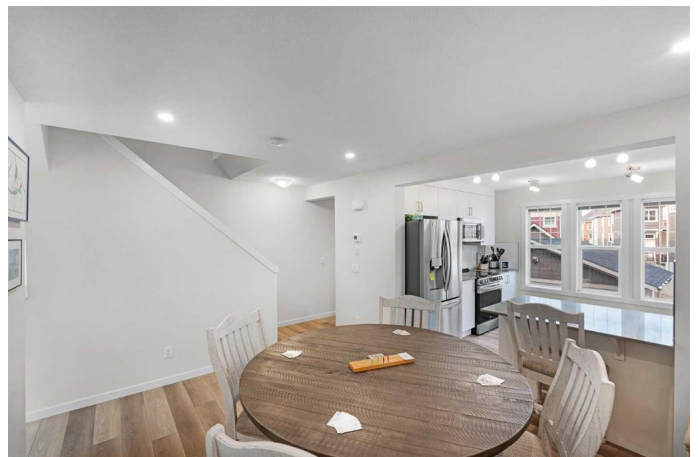
Cranston, Calgary, Alberta

**\*\*Open House - Sept 28 1-3p, Sept 29 2-4p\*\***

Welcome to your private oasis in the city! Nestled in the highly sought-after community of Cranston's Riverstone, this 3-bedroom end-unit townhome backs directly onto expansive greenspace and the picturesque river valley escarpment. Beautifully finished with natural lighting galore, this turn-key home is ready for you to move in.

The entryway opens to a fully developed lower level bedroom featuring warm cedar accents from top to bottom including the ceiling, a full bathroom, and a built-in Murphy bed with easy to control reading pot lights above. The basement bedroom has a full bath ensuite tastefully finished. Upstairs, the main level offers a bright and spacious living room, dining area, and a modern kitchen with upgraded appliances and a dedicated reverse osmosis water tap. A convenient half bath is also on this level, along with patio doors leading to your private deck and backyard retreat overlooking lush and stunning greenspace teeming with wildlife. The exclusive use backyard and deck is a very quiet and peaceful and tranquil place to relax.

On the top floor, you'll find in-suite laundry and two spacious primary suites, each with walk-in closets and private en-suite bathrooms. The rear primary bedroom boasts serene views of the escarpment. Large windows throughout the home, along with it being an end-unit, ensures plenty of natural light. The front facing primary bedroom is



complemented by a spacious walk-in closet. Additional comforts of the unit include air conditioning for hot summer days, large oversized bedrooms, heated DOUBLE garage with epoxy flooring, quiet end-unit with additional windows and spacing from the next-door complex, epoxy floor garage, and a plethora of storage spaces.

Cranston's Riverstone offers unmatched natural beauty with abundant green spaces, walking paths, and direct access to the Bow River and pathway system. The neighbourhood is quiet and family-friendly, with no commercial traffic, upcoming pedestrian safety enhancements, and a convenient bus route nearby. Just minutes from Stoney and Deerfoot Trails, yet tucked away enough to enjoy peace and privacy, you're also close to shops, schools, parks, playgrounds, and major amenities.

This fully furnished townhome with outstanding finishes, incredible views, and an unbeatable. Don't miss this chance to live in one of Calgary's most prestigious communities in this amazingly quiet and peaceful townhome.

Built in 2021

### Essential Information

MLS® #	A2256863
Price	\$549,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,461
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey

Status Active

### Community Information

Address 284 Cranbrook Square Se  
Subdivision Cranston  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3M 3K8

### Amenities

Amenities Snow Removal, Visitor Parking  
Parking Spaces 2  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings, Range  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Private Entrance  
Lot Description Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private  
Roof Asphalt  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 19th, 2025  
Days on Market 8  
Zoning M-1  
HOA Fees 509  
HOA Fees Freq. ANN

**Listing Details**

Listing Office                  Royal LePage Benchmark

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