

**732 Cranbrook Walk SE**  
**Calgary, Alberta**

**MLS # A2179414**



**\$579,500**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,431 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Front Yard, Low Maintenance Landscape, Greenbelt, Landscap		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	Separate/Exterior Entry, Partial, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Manufactured Floor Joist, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**BACK ON THE MARKET! REVISED PRICE!** If you crave peace and tranquility, with an awesome view of nature's beauty, this is the home for you. The "Retreat in Cranston's Riverstone" is where you will find this top floor, one level elegant townhome! The open concept makes this beautiful home feel much larger than life! The kitchen, the centrepiece of the home, features upgraded modern cabinetry, quartz counter tops, a huge island, elegant backsplash and modern lighting. You will also note upgraded luxury vinyl plank flooring throughout. Rounding the corner, you will enter the sleeping wing where you will find not two, but three generously sized bedrooms all with ample closet space. The master has its own beautifully appointed ensuite and spacious walk in closet. A second full bathroom and laundry room are also conveniently located in this wing. As you step outside, whether through the front door or onto the huge balcony, prepare to be amazed by nature right in front of your eyes. Wildlife is often spotted here adding to the natural beauty of the area! You will love Cranston's Riverstone with proximity to shopping, bicycle and walking paths, and The Bow River a mere stone's throw away. Easy access to Deerfoot and Stoney Trail, and less than ten minutes to the world's largest YMCA. Call your favourite Realtor; today to take advantage of this amazing opportunity!