

**109 Cranbrook Villas SE
Calgary, Alberta**

MLS # A2293808



\$599,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,431 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 437
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	M-G d39
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: Shelving Unit/ Cabinets in the Garage (3), TV Mounts (3), TV's (3), Bike Racks in Garage (2), Tire Rack in Garage, Fridge in Basement, Freezer in Basement, Door Bell Camera

Opportunities like this, do not become available often! ESTATE living Located in the highly desirable community of Cranston Riverstone, this beautifully maintained lower level, BUNGALOW-style townhome offers the perfect blend of comfort, functionality and lifestyle—surrounded by nature and wild life. With 1732 sq. ft. of combined living space, this home is ideal for downsizers, small families, or buyers seeking low-maintenance living without compromising on style or convenience. The main level features a bright, open-concept layout with durable ENGINEERED HARDWOOD flooring, large windows, and a warm, inviting feel. The living room is centered around a cozy gas fireplace, perfect for relaxing or entertaining. The kitchen is both stylish and functional, complete with quartz countertops, a central island, modern appliances, and ample cabinetry, making everyday cooking a breeze. The adjoining dining area offers plenty of space for hosting and entertaining. This home includes two spacious bedrooms, highlighted by a comfortable primary retreat with a walk-in closet featuring built-in organizers and a private 4-piece ensuite with a double vanity. A second full bathroom provides added flexibility for guests or shared living. In-unit laundry with built-in cabinetry adds everyday convenience. Step outside to enjoy your OVERSIZED patio overlooking the scenic Riverstone HILLSIDE, where nature and wildlife are part of your everyday view. Whether you're relaxing or barbecuing, this outdoor space is perfect for year-round enjoyment. This home also features a FINISHED double attached garage with EXPOXY flooring which also includes garage cabinets, bikes racks and a tire rack. More valuable upgrades include NEW central air conditioning, window coverings, a water softener and doorbell camera. As you enter the basement, this space

adds additional versatility, making it an ideal space for a home office, hobby area, or extra storage. Located within Mosaic Riverstone in Cranston, residents enjoy professionally maintained grounds with landscaping and snow removal, enhancing the low-maintenance lifestyle. The community offers easy access to walking and biking pathways, schools, shopping, parks, and the Bow River—perfect for outdoor enthusiasts. With its smart layout, quality finishes, and prime location in one of southeast Calgary’s most sought-after communities, 109 Cranbrook Villas SE is an exceptional opportunity! Book your showing today!