

# \$649,000 - 31 Cranbrook Terrace Se, Calgary

MLS® #A2197469

**\$649,000**

3 Bedroom, 3.00 Bathroom, 1,824 sqft  
Residential on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to this beautiful 3-bedroom, 2.5-bathroom home with a single attached garage, located in the sought-after, family-friendly community of Cranston's Riverstone. From the moment you step inside, you'll be greeted by a thoughtfully designed interior that combines style, comfort, and functionality.

The main floor features elegant luxury vinyl flooring, creating a seamless and inviting space. The kitchen is truly the heart of this home, equipped with modern stainless steel appliances, full-height cabinets, quartz countertops, and a spacious kitchen island are complemented by upgraded lighting, making this kitchen a dream for both cooking and entertaining. The pantry offers ample storage for all your essentials.

The dining and living rooms flow effortlessly together, bathed in natural light from a large window that overlooks your fully fenced backyard. This bright and open space is perfect for family gatherings or quiet evenings at home.

Head upstairs to find a spacious family room, highlighted by a large window that creates a cozy atmosphere, ideal for movie nights or relaxation. The primary suite is a luxurious retreat, featuring a massive walk-in closet with plenty of storage space and a 5-piece ensuite bathroom complete with double vanities,



quartz countertops, and tiled flooring. Two additional bedrooms offer versatility, making them perfect for children, guests, or a home office. The upper-level 4-piece bathroom provides extra convenience with a vanity cabinet for additional storage.

The backyard is designed for outdoor enjoyment, featuring an exposed aggregate concrete pad for seating and plenty of space for summer BBQs and family fun. unfinished basement offers endless potential—create a family room, a home gym, or even a personal office.

Cranston's Riverstone offers more than just a home—it's a lifestyle. Surrounded by breathtaking natural beauty, the community provides scenic walks along the river, serene fishing spots, and lush greenery that creates a peaceful environment. The vibrant community hall is a hub of activity, featuring farmers' markets, an outdoor skating rink, a waterpark, and an indoor gymnasium, ensuring entertainment and engagement for the whole family.

Conveniently located near Deerfoot Trail and Stoney Trail, commuting is effortless, giving you quick access to the city and beyond. The area is also close to a variety of shops and stores, making day-to-day errands a breeze. Families will appreciate the proximity to both public and Catholic elementary schools as well as junior high schools, providing excellent educational options for children.

Don't miss this opportunity to own a piece of Cranston's Riverstone. Schedule your showing today through ShowingTime and make this incredible home yours!

Built in 2019

## **Essential Information**

MLS® #	A2197469
Price	\$649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,824
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	31 Cranbrook Terrace Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X6

### **Amenities**

Amenities	Clubhouse, Park, Playground
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	34
Zoning	R-G
HOA Fees	493
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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