

\$679,990 - 132 Cranbrook Green Se, Calgary

MLS® #A2223533

\$679,990

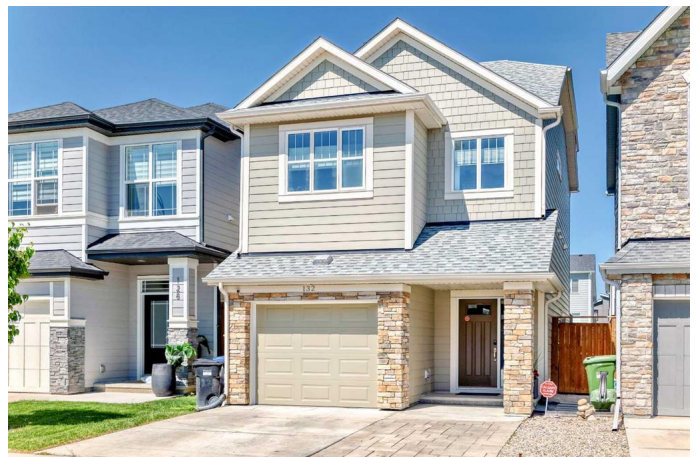
3 Bedroom, 3.00 Bathroom, 1,658 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

SUNNY WEST-FACING BACKYARD | HUGE DECK | PRIME CRANSTON'S RIVERSTONE LOCATION

Welcome to this perfect family home located in the highly desirable community of Cranston's Riverstone. Offering over 1,600 SQFT above grade, this well-maintained property features 3 bedrooms, 2.5 bathrooms, and numerous stylish upgrades throughout. The main floor showcases luxury plank flooring, quartz countertops, high-end finishes, and a spacious kitchen with ample cabinetry and a walk-in pantry. The kitchen is equipped with top-of-the-line stainless steel LG appliances, all installed one year ago: Fridge (Model LRFXS3106S) with 5-year warranty | Dishwasher (Model LDPS6762S) | Induction Stove (Model LSIS6338F). The main level is complete with a bright open-concept layout and a high-efficiency, ultra-quiet A/C unit - only four years old, perfect for keeping cool during the summer months. Upstairs, you'll find a large bonus room, three generously sized bedrooms, and two full bathrooms. The primary suite features a walk-in closet and a private ensuite outfitted with a Toto Ultramax toilet. The 2nd upstairs bathroom also includes a Toto Drake toilet—both installed one year ago. The sunny west-facing backyard offers a massive deck—ideal for outdoor entertaining or relaxing evenings. This home is ideally located close to Bow River access, walking paths, parks, schools, and shopping. A perfect blend of comfort, quality, and



location. Additional features include: 1 Year old Top of the LINE LG Kitchen Appliances. | Fridge LRFXS3106S with 5 year warranty) - \$2295.00 | Dishwasher LDPS6762S - \$1095.00 | Induction Stove LSIS6338F - \$3195.00 | 1 Year ago owners installed Toto Drake & Ultramax toilets in Ensuite and upstairs bathroom *** Schedule your private showing today!!!

Built in 2018

Essential Information

MLS® #	A2223533
Price	\$679,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	132 Cranbrook Green Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X2

Amenities

Amenities	Other
Parking Spaces	3

Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Level, Rectangular Lot, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2025
Days on Market	33
Zoning	R-G
HOA Fees	493
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Blue Sky
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.