

# \$649,900 - 132 Cranbrook Green Se, Calgary

MLS® #A2223533

**\$649,900**

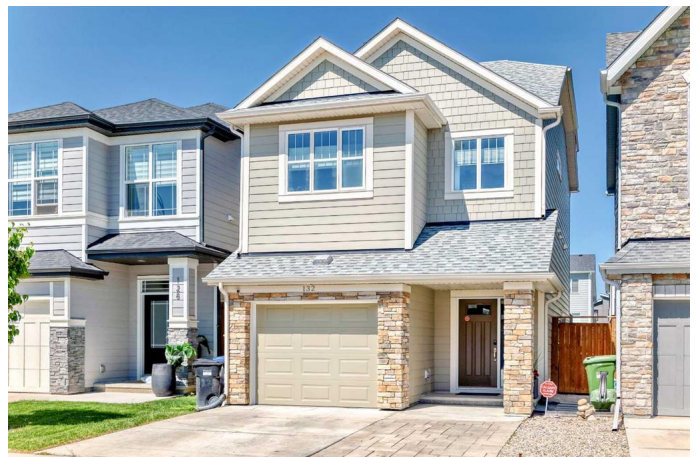
3 Bedroom, 3.00 Bathroom, 1,658 sqft

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, stainless steel appliances, high-end finishes, and a spacious kitchen with ample cabinetry and a walk-in pantry. 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. Schedule your private showing today!!!



Built in 2018

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2223533      |
| Price          | \$649,900     |
| 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, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                         |
| Construction      | Composite Siding, Stone                 |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 70             |
| Zoning         | R-G            |
| HOA Fees       | 493            |
| HOA Fees Freq. | ANN            |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.