

# \$679,999 - 132 Cranbrook Green Se, Calgary

MLS® #A2223533

**\$679,999**

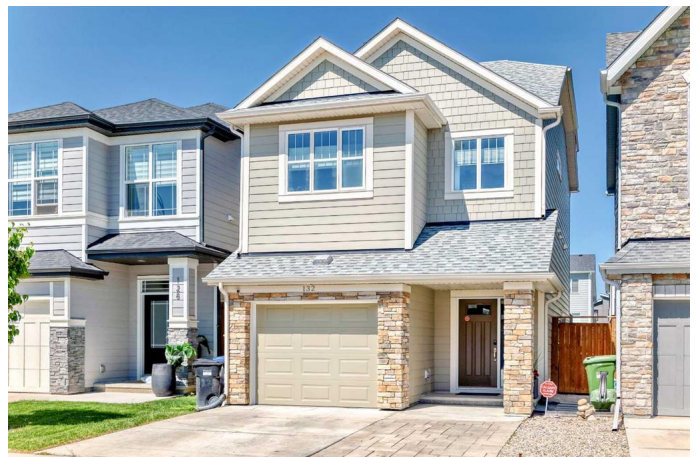
3 Bedroom, 3.00 Bathroom, 1,658 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

**SUNNY WEST-FACING BACKYARD | HUGE DECK | PRIME CRANSTON'S RIVERSTONE LOCATION | \$5,000 PAINTING CREDIT**

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: \$5,000 credit towards painting,  
allowing buyers to personalize their space |  
Seller will replace all upstairs carpeting with a  
new or similar style prior to possession.\*\*\*  
Schedule your private showing today.

Built in 2018

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2223533      |
| Price          | \$679,999     |
| 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 | 24             |
| Zoning         | R-G            |
| HOA Fees       | 493            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | 4th Street Holdings Ltd. |
|----------------|--------------------------|

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