

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

MLS® #A2254136

**\$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. 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® #

A2254136



|                |               |
|----------------|---------------|
| 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, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, 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   | Garden, Private, Rectangular Lot, Level |
| Roof              | Asphalt Shingle                         |
| Construction      | Composite Siding, Stone, Wood Frame     |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 5                   |
| Zoning         | R-G                 |
| HOA Fees       | 493                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

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

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