



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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240 Cranbrook Circle SE
Calgary, Alberta

MLS # A2267412



\$829,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	Tv brackets and basement fridge		

Welcome to this beautifully designed 3-bedroom home on a quiet street in the desirable Riverstone community. Ideally located near the Bow River and scenic walking trails, it blends modern style with family-friendly comfort. Inside, you’ll find a bright open-concept main floor with 9-foot ceilings, 8-foot doors, and oversized windows. The chef’s kitchen features quartz countertops, extended cabinetry, stainless steel appliances, and a large island perfect for entertaining. The inviting living room centres around a cozy gas fireplace for relaxing nights in. Upstairs, the primary suite offers a luxurious ensuite with dual sinks, a soaker tub, and a tiled glass shower. Two additional bedrooms, a bonus room, and upper laundry complete the level. The basement—with 9-foot ceilings, large windows, and bathroom rough-ins—awaits your personal touch. Enjoy the sunny west-facing backyard with a two-tier deck, pergola, privacy screen, and mature trees. Central air ensures year-round comfort. Combining thoughtful upgrades, functional design, and a prime Riverstone location, this home is a must-see for families seeking both sophistication and comfort.