



GRASSROOTS
REALTY GROUP

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109 Cranford Walk SE
Calgary, Alberta

MLS # A2221545



\$535,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,449 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulate		
Lot Size:	-		
Lot Feat:	Back Lane, Close to Clubhouse, Landscaped, Many Trees, Street Lighting, Vi		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 472
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	none		

Welcome to this meticulously maintained three-bedroom townhome, ideally situated in the highly desirable community of Cranston. The open-concept main level features a spacious living room, dining area, and kitchen, thoughtfully designed to provide seamless flow for both everyday living and entertaining. The kitchen is equipped with stainless steel appliances, including a brand-new stove, and opens onto a generously sized balcony—perfect for summer barbecues while enjoying stunning mountain views. Freshly and professionally painted throughout, the home offers a bright, clean aesthetic and is truly move-in ready. The primary suite boasts a walk-in closet with custom built-ins and a private en-suite bathroom. Two additional kids bedrooms, a full bathroom, and a separate laundry room offer added functionality and convenience. On the lower level, a versatile flex space provides access to the double attached garage, which includes extra shelving for enhanced storage. Additional features of the home include central air conditioning, 9ft ceilings, Luxury vinyl plank flooring. All of this is set within the vibrant, family-friendly community of Cranston—renowned for its top-rated schools, expansive parks, scenic pathways, and close proximity to shopping, Seton amenities, and major transportation routes. Do not miss this exceptional opportunity to own a top-floor residence in one of Calgary's most sought-after neighbourhoods.