



GRASSROOTS
REALTY GROUP

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102 Cranbrook Square SE
Calgary, Alberta

MLS # A2225024



\$475,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,768 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 343
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Quartz Counters		

Inclusions:	N/A
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Welcome to a home where mornings begin with sunshine spilling through wide, bright windows and evenings end on your private third-level balcony, sipping something warm as the sun sets over the rooftops of beautiful Cranston. This charming 3-bedroom townhome isn't just a place to live — it's where life happens. Step inside to a thoughtfully designed main floor where the heart of the home, the kitchen, is dressed in sleek KitchenAid appliances and surrounded by smart layout choices that make daily living feel effortless. Whether you're prepping dinner with fresh local finds or hosting friends for an impromptu visit, this space delivers both style and function in equal measure. Upstairs, the private quarters feature generous bedrooms filled with natural light — perfect for restful nights and inspired mornings. The third level unveils a flexible bonus room that opens onto your own elevated balcony — an ideal retreat for yoga at sunrise, a peaceful home office, or a quiet afternoon read. Down below, the cozy fenced yard invites weekend BBQs, pet playtime, or simply a little green space to call your own. But what truly makes this townhome extraordinary is where it's nestled — the vibrant, sought-after community of Cranston. Cranston isn't just a neighbourhood. It's a lifestyle. Here, families grow, neighbours connect, and the beauty of the Bow River valley surrounds you. Just steps from your door, you'll find winding walking paths, parks alive with laughter, and the Cranston Residents Association — a hub of year-round activities, sports courts, and community events. Need to run errands or grab a bite? Cranston Market has you covered. Want to escape into nature? Fish Creek Park and the river pathways are minutes away. Every day in Cranston offers something a little brighter, a little richer — and

this townhome is your front-row seat to it all. Come discover where comfort meets community, and where your next chapter begins!