



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**175 Cranford Walk SE**  
**Calgary, Alberta**

**MLS # A2229478**



**\$499,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 466
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

\*\*\* OPEN HOUSE SATURDAY JUNE 21 FROM 2 - 4 PM \*\*\* Exceptional opportunity to own this impeccably maintained bungalow-style townhome in the highly sought-after community of Cranston. This rare 3-bedroom, 2-bathroom stacked townhouse offers a perfect blend of style, functionality, and low-maintenance living—ideal for families, first-time buyers, or anyone looking to downsize without compromise. As you step inside, you’re welcomed by a bright open-concept floor plan featuring high ceilings, elegant flooring, and large windows that flood the space with natural light. The cozy living room is anchored by a stylish fireplace, creating a warm and inviting atmosphere. The modern kitchen is a true standout with stunning countertops, a chic tiled backsplash, stainless steel appliances, an oversized island, and a pantry—plus plenty of space for a full dining setup. The primary suite is a private retreat with a spacious walk-in closet and a 3-piece ensuite. Two additional bedrooms provide flexibility for children, guests, or a home office. A second full bathroom and convenient main-floor laundry complete this level. Step outside to your oversized balcony—perfect for entertaining, relaxing in the sun, or enjoying mountain views, complete with a gas line for your BBQ. Downstairs in the lower level, you’ll find a versatile flex space—ideal for a playroom, home gym, or storage—and access to your double attached garage. Enjoy the best of Cranston living with nearby schools, parks, a soccer field, and local shops. You're also just a short drive to the Seton Urban District, South Health Campus, YMCA, Superstore, and more—with quick access to Deerfoot and Stoney Trail for easy commuting.