

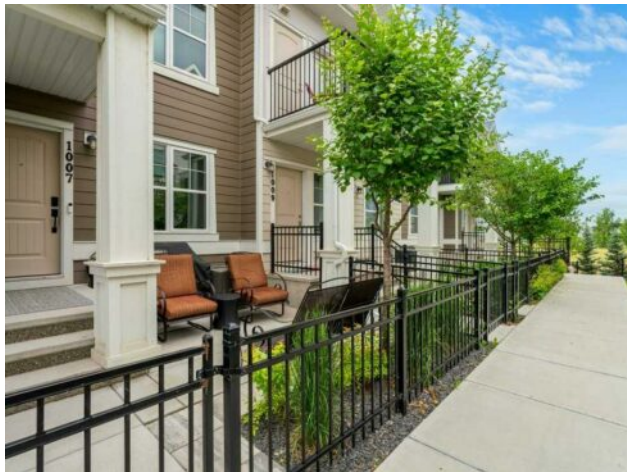


GRASSROOTS
REALTY GROUP

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1007 Cranbrook Walk SE
Calgary, Alberta

MLS # A2232804



\$359,900

Division:	Cranston		
Type:	Residential/Other		
Style:	Townhouse		
Size:	762 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 259
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Hello Gorgeous! Fresh modern appeal in this 2 bedroom townhome with a double/tandem garage. Bright + open concept living featuring air conditioning, LVP flooring, big windows + neutral colour palette. Benefit from all NEW appliances [including induction stove + replaced sink], phantom screens, blinds and carpets. Entertain with ease in the stylish kitchen showing off the quartz counters, tile backsplash, breakfast bar, clean white cabinetry and smartly positioned pantry. Unwind in the spacious living area or head out to the low maintenance patio to hit up the BBQ and lounge with friends. Two ample sized bedrooms share proximity to the contemporary bathroom. Enjoy the perks of in-suite laundry, storage along with that amazing tandem garage down below. Fall in love with the Riverstone area of Cranston which boasts loads of parks + greens paces while being steps to the Bow river and all pathways. A short drive to South Health Campus, Seton's urban shopping + entertainment district plus quick access to all major arteries to get you around the city.