



GRASSROOTS
REALTY GROUP

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1108 Cranbrook Walk SE
Calgary, Alberta

MLS # A2235367



\$349,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	760 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Rear Drive, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt
Basement:	See Remarks
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, No Smoking Home, Quartz Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 259
LLD:	-
Zoning:	M-X1
Utilities:	-

Inclusions: None

Step up to home ownership in this spacious 760 sq. ft. two-bedroom villa in Riverstone in Cranston. This single-level unit offers estate-like features at an exceptionally affordable price. Endless river walks, bike trails with connectivity to Fish Creek Park and the Bow River Pathway system, yet close to all amenities. Enjoy hardwood laminate floors, quality stainless steel appliances, estate casing and baseboards, crown mouldings, and quality kitchen cabinets with an island, along with rich quartz countertops. Stay cool with central air conditioning, a cozy front porch with fantastic urban views, and a fenced patio for your pup, all next to a natural park space. Double tandem garage for two cars and visitor parking steps away. What a great opportunity! Say no to your landlord and don't buy an apartment, step up to this great villa-style home.