

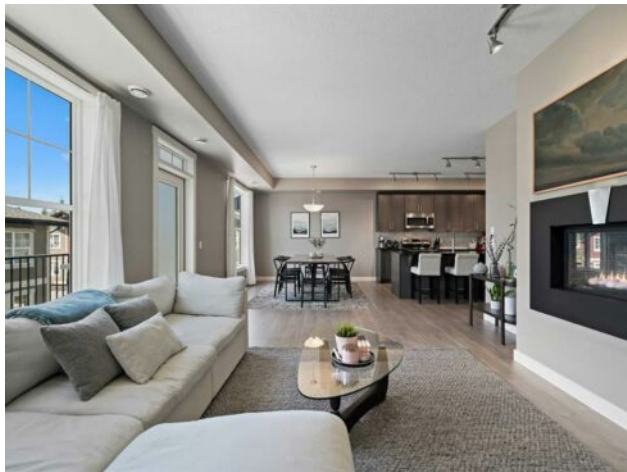


GRASSROOTS
REALTY GROUP

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310 Cranford Walk SE
Calgary, Alberta

MLS # A2241066



\$489,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,345 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Attached, Enclosed, Garage Door Opener, Side		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Partial

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 472

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

Welcome to 310 Cranford Walk SE—a stunning townhome in one of Cranston’s most desirable locations, offering true bungalow-style living with no neighbors above you, a double attached garage, and almost 1,400 sq ft of bright, beautifully designed living space with a brand new A/C for your warmer summer months—plus a fully developed lower flex area perfect for extra storage, gym, or workspace. The home is very well maintained, thoughtfully upgraded, and ready for you to fall in love the moment you walk in. From the charming, spacious foyer, ascend to the top floor, where you’ll be greeted by soaring 9-foot ceilings, oversized windows, and a thoughtfully crafted open layout bathed in natural light. The luxury vinyl plank flooring throughout brings warmth and elegance while seamlessly connecting each space. A stylish feature fireplace anchors the generous living room, which opens gracefully into a dedicated dining space—perfect for entertaining or cozy family dinners. The heart of the home is the well-appointed kitchen, featuring sleek stainless steel appliances, stylish tile backsplash, modern undermount sink and spacious pantry, all complimented by the rich granite countertops and oversized central island ideal for prep, hosting, or morning coffee. On the northeast wing, you’ll find three spacious bedrooms, including a primary Bedroom with a large walk-in closet and private 3-piece ensuite with oversized glass shower featuring dual benches for added comfort. The additional full 4-piece bath is located just outside the secondary bedrooms, one of which is currently being used as a home office. A huge laundry room offers excellent in-suite storage and functionality—perfect for organized living. One of the home’s standout features is the expansive 25’ x 11’ deck, accessed through the garden door off the

living room. With views of surrounding greenery and pathways, it's the perfect private outdoor retreat—complete with a gas BBQ line for summer grilling. Additional highlights include a double attached garage for secure parking and storage, fully finished flex space on the entry level for storage, gym, or hobby room, a quiet, serene setting steps to parks and pathways, quick access to Cranston Hub, Seton Urban District, restaurants, groceries, and the Bow River with easy access to Stoney Trail, Deerfoot Trail, and the South Health Campus. This home checks every box—bright, spacious, impeccably maintained, and located in a vibrant, walkable community. Whether you're a first-time buyer, downsizing, or investing in easy, single-level living, 310 Cranford Walk SE offers incredible value in one of Calgary's most sought-after neighborhoods. Don't miss your opportunity—book a private tour with your favorite REALTOR® today!