



GRASSROOTS
REALTY GROUP

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

115 Cranbrook Walk SE
Calgary, Alberta

MLS # A2241070



\$375,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	877 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 272
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: AC

Nature at Your Doorstep | 2 Bed | Attached Garage | A/C | Vaulted Ceilings | Low Condo Fees

Welcome to 115 Cranbrook Walk SE, a beautifully designed upper-level townhome located in the desirable community of Retreat at Cranston's Riverstone. Nestled in the Bow River Valley and surrounded by nature, this 2-bedroom, 1-bathroom home offers the perfect blend of tranquillity and convenience. With under 900 square feet of stylish, open-concept living space, this residence is ideal for first-time buyers, downsizers, or anyone looking for a peaceful place to call home. Step inside to discover a bright and airy layout enhanced by vaulted ceilings, large windows, and timeless finishes. The modern kitchen is the heart of the home, featuring quartz countertops, stainless steel appliances, ample cabinetry, and a large central island with seating. The kitchen flows seamlessly into the dining and living areas, creating a welcoming space for everyday living and entertaining. Enjoy the outdoors from your private, west-facing balcony overlooking the courtyard, complete with a gas line for your BBQ. Additional highlights include central air conditioning, a spacious primary bedroom with a walk-in closet, a second bedroom, and a 4-piece bathroom with a soaker tub. The washer and dryer are conveniently located within the unit for ease of use. Downstairs, you'll find a single attached garage, plus additional visitor parking available throughout the complex. This pet-friendly, well-managed development also features low condo fees and offers immediate access to walking paths along the Bow River, nearby parks, and playgrounds. You're just minutes from all the amenities in Cranston and Seton, with easy access to Deerfoot and Stoney Trail. This home offers the perfect opportunity to enjoy a

balanced lifestyle in one of Calgary’s most scenic communities. Book your private showing today.