



GRASSROOTS
REALTY GROUP

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1009 Cranbrook Walk SE
Calgary, Alberta

MLS # A2245684



\$359,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	829 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 272
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Located in the heart of Riverstone, just steps from the Bow River, countless walking and biking paths and just minutes from endless amenities, this beautiful townhouse with a private attached garage is fully move-in ready! Featuring 2 bedrooms, 1 bathroom and an open concept living space with soaring vaulted ceilings, this beautiful townhouse is the perfect home for young professionals, those looking to downsize or investors! The timeless kitchen with white shaker cabinets features a central island, quartz countertops, a full pantry, stainless steel appliances and overlooks the main living and dining areas. The expansive living space features a wall of windows that allow for natural light to pour through the space all day long. A private balcony off of the living area offers views of the park and is the perfect space for a BBQ with a gas line in place as well as space for an outdoor sitting area. The primary suite is complete with a walk-in closet and the second bedroom has ample space for a queen bed or could be used as the perfect home office space. The main bathroom is complete with quartz countertops and a fully tiled to ceiling tub surround. Additional storage is accessed on the balcony and lower level of the home just off of the private attached garage that will keep your vehicle and valuables safe all year long. This beautiful townhouse provides maintenance-free living with low condo fees and is just steps from the nature of Riverstone while being close enough to major amenities for everyday convenience.