



**GRASSROOTS**  
REALTY GROUP

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**177 Cranford Walk SE**  
**Calgary, Alberta**

**MLS # A2259890**



**\$449,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,211 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 414
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 177 Cranford Walk SE, a beautifully updated bungalow-style townhome in the heart of Cranston. From the moment you step inside, you'll notice the bright, modern style and thoughtful upgrades that make this home move-in ready. The entry opens to a bright living room with freshly painted walls and remote-controlled blinds that fill the space with natural light. A welcoming dining area sits beside the modern kitchen, which is equipped with newer stainless steel appliances, a garburator, and functional prep areas designed for everyday living. A dedicated laundry room adds convenience, while two spacious bedrooms and two full bathrooms ensure comfort for all. The primary suite features its own ensuite with a sleek walk-in shower, offering a touch of modern practicality. Step outside to the sun-filled front patio with a BBQ gas line, perfect for summer evenings and weekend gatherings. Back inside, central air conditioning keeps things cool, while a new water heater and water softener add peace of mind. The heated garage with a new overhead door, EV charger, and hose bib provides secure parking and year-round functionality. With everything on one level, this home delivers the ease of low-maintenance living without compromise. Set close to parks, schools, shopping, and with quick access to Deerfoot and Stoney Trail, this property blends convenience, comfort, and style. Bright, thoughtfully upgraded, and move-in ready, welcome to 177 Cranford Walk SE.