

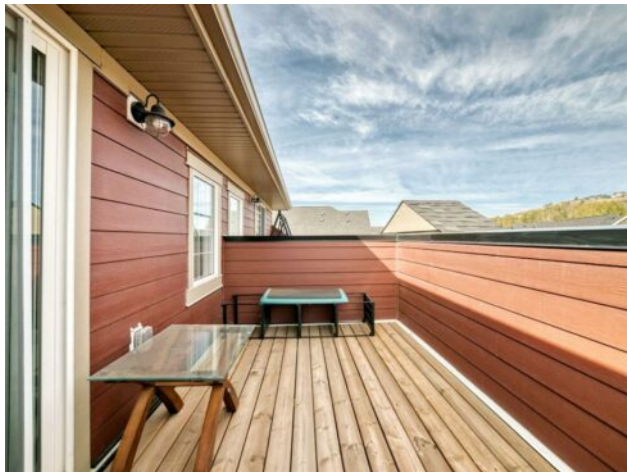


GRASSROOTS
REALTY GROUP

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

259 cranbrook Square SE
Calgary, Alberta

MLS # A2260700



\$420,900

Division:	Cranston		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,369 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 215
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan		

Inclusions: n/a

Welcome to this beautifully designed townhome in the desirable community of Cranston SE Calgary – offering modern finishes, thoughtful design, and incredible outdoor living spaces. The main floor features an inviting open-concept layout with a bright living room, spacious dining area, and a well-appointed kitchen with ample cabinetry and counter space. A convenient half bathroom completes the main level. Upstairs, you'll find a large primary suite with its own private ensuite bathroom. The second bedroom is generously sized and served by a separate full bathroom, making it perfect for family, guests, or a home office. On the third level, discover a large flex space that can be used as a family room, entertainment area, or home office. From here, step out onto the impressive rooftop balcony – the ideal spot to relax, entertain, and enjoy Calgary's summer evenings. Additional highlights include in-unit laundry, a private backyard for BBQs or gardening, and a dedicated parking stall conveniently located near the unit. All of this in the sought-after community of Cranston, with easy access to schools, parks, shopping, pathways, and major roadways like Deerfoot and Stoney Trail. This home combines style, comfort, and functionality – perfect for first-time buyers, downsizers, or investors. Book your showing today!