



**GRASSROOTS**  
REALTY GROUP

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**141 Cranford SE**  
**Calgary, Alberta**

**MLS # A2262729**



**\$469,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** none

Welcome to 141 Cranford Walk SE—a beautifully designed open-concept townhome nestled in the heart of family-friendly Cranston, just steps from schools, playgrounds, parks, and walking paths. This bright and modern unit features soaring ceilings, oversized windows, and a thoughtfully designed layout with seamless flow between the living, dining, and kitchen spaces. The sleek chef's kitchen with 3 phase water filtration system installed in 2023 under the sink offers stainless steel appliances, quartz countertops, and an extended eating bar—perfect for entertaining. The spacious primary bedroom includes a walk-in closet, while the secondary bedrooms are ideal for guests, kids, or a home office. All bedrooms with laminated flooring in 2023. Enjoy the convenience of in-suite laundry, new washer and dryer replaced and new water softener system installed in 2023, an attached garage with EV charger, and a private patio/balcony for your morning coffee. Located minutes from Seton Shopping District, South Health Campus, restaurants, YMCA, and major routes, this home combines style, comfort, and unbeatable convenience. Perfect for first-time buyers, downsizers, or investors—move-in ready and waiting for you!