



GRASSROOTS
REALTY GROUP

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140 Cranford Walk SE
Calgary, Alberta

MLS # A2277633



\$455,000

Division:	Cranston		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 429
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this stunning bungalow style townhouse that perfectly blends comfort with convenience in the heart of Cranston! This gorgeous home spanning 1,126 square feet is in impeccable condition and truly shows like it just came off the showroom floor. Enter inside and immediately feel the spaciousness created by soaring nine foot ceilings that fill the home with natural light. The open concept layout features beautiful hardwood and tile flooring throughout, leading you into a generous living room anchored by a cozy gas fireplace flanked by elegant built-in cabinets. The large front window bathes the space in warmth, creating the perfect spot to unwind after a long day. The kitchen is a culinary enthusiast's dream, boasting stunning granite countertops, a substantial island with eating bar that's ideal for casual meals, and gleaming stainless steel appliances. A well appointed pantry keeps everything organized, while the adjacent dining area offers ample room for hosting dinner parties or enjoying family gatherings. The primary bedroom serves as a peaceful retreat, featuring a full ensuite bathroom with a walk-in shower and a generous walk-in closet that will make morning routines a breeze. A second bedroom, main bathroom, and convenient laundry room complete the main floor living experience. Downstairs, the undeveloped basement awaits your creative vision—whether you envision a cozy den, home office, or simply appreciate the extra storage space. Speaking of perks, the double attached garage provides sheltered parking and plenty of room for your vehicles and gear. No more scraping ice off windshields on chilly Alberta mornings! The large private patio comes equipped with a gas outlet for your barbecue, making summer entertaining effortlessly enjoyable. The neighborhood truly shines with everyday conveniences at your fingertips. Real

Canadian Superstore is just a short distance away, while nearby parks offer green space for relaxation or weekend picnics. Transit options and quality schools, including Joane Cardinal-Schubert High School, make this location ideal for families and professionals alike. Embrace worry-free single level living in this exceptional townhouse. Don't miss out! Call today for more informamtion.