



GRASSROOTS
REALTY GROUP

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**623 Cranbrook Walk SE
Calgary, Alberta**

MLS # A2280967



\$499,999

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,228 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Manufactured Floor Joist	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: Garage Heater, Closet Organizers, Upper Floor Hallway Storage Units, Shelving Units in Under Stair Area.

OPEN HOUSE SAT JAN 24 12:00PM-3:00PM AND SUN JAN 25 11:00AM-1:30PM. Welcome to this like-new, beautifully maintained townhome offering 2 bedrooms, 2.5 bathrooms, and over 1,200 sq. ft. of thoughtfully designed living space, complete with a private double attached garage. Located in a quiet building, this home is the perfect blend of comfort, function, and stylish upgrades. The bright, open main level features a spacious living room with a cozy fireplace, ideal for relaxing evenings. The kitchen is both timeless and practical with bright cabinetry, quartz countertops, a subway tile backsplash, stainless steel appliances (including a slide-in range), and a large island with seating, perfect for entertaining. You'll also love the smart storage throughout, including pull-out drawers in the kitchen cabinetry and under-stair storage with added shelving/built-ins. Step outside to enjoy your outdoor space with a BBQ gas line, making summer evenings effortless. Upstairs, you'll find two spacious primary bedrooms, each complete with a walk-in closet and its own ensuite. The stacked upper-floor laundry makes day-to-day living convenient. Added touches like closet organizers, upgraded lighting throughout, and thoughtful bathroom updates (including updated towel bars and toilet paper holders) elevate the home's feel. The basement offers additional flexible space and storage, perfect for keeping everything organized. Additional upgrades include central A/C, and a fully finished garage featuring an epoxy floor, finished and painted walls, and a garage heater, a standout feature for Calgary winters. This home is ideally located close to the Bow River with extensive pathways and beautiful scenery. Everyday amenities are also close, with quick access to major roads for an easy commute. This townhome is an incredible opportunity to own a well-cared-for,

move-in-ready property.