



131 Cranford Walk SE
Calgary, Alberta

MLS # A2288622



\$349,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	648 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped, Paved, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 284
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

*Open House this Sunday, March 1st from 1:00-3:00 PM** A beautifully maintained bungalow-style end-unit townhouse in the heart of Cranston, offering an exceptional blend of comfort, style, and functionality. This thoughtfully designed 2-bedroom, 1-bathroom home showcases pride of ownership throughout, a private double attached tandem garage, and is truly move-in ready. Located in one of the development's best locations, this end-unit townhouse receives more natural light and has no neighbours directly in front, ensuring you can maximize sunshine on your private south-facing patio! Resilient laminate flooring extends throughout the main living space and into the bedrooms, creating a warm and cohesive aesthetic. The open-concept layout is anchored by a timeless central kitchen featuring full-height white cabinetry, accented by black pearl granite countertops, and a suite of upgraded stainless steel appliances. Clean lines and neutral finishes create a space that feels both current and timeless. Expansive south-facing windows flood the living area with natural light year-round, enhancing the bright and inviting atmosphere. The primary bedroom includes a walk-in closet, while the second bedroom offers versatility - ideal as a guest room, home office, or additional bedroom. The full bathroom features matching cabinetry and includes a convenient stacked washer and dryer. On the lower level, you'll find additional storage space and access to the private double attached tandem garage, offering flexibility for two vehicles, additional storage, or the option to incorporate a hobby space or home gym. Enjoy the outdoors from the south-facing private front patio, which is fully fenced, includes a gas BBQ line, and perfectly captures the afternoon and evening sun while overlooking a beautifully landscaped walkway. Ideally situated just minutes from Cranston Market,

schools, pathways, and with quick access to Seton's extensive amenities and the South Health Campus, this location offers both convenience and community. Low condominium fees within this well-managed complex provide a maintenance-free lifestyle at an attractive cost. An ideal opportunity for first-time buyers, downsizers, or investors seeking quality and long-term value in one of Calgary's most established southeast communities.