



**718 Cranbrook Walk SE
Calgary, Alberta**

MLS # A2291962



\$525,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,404 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 309
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: Smart Thermostat, TV Mounts and Brackets

| BACKING ONTO NATURAL ESCARPMENT | TOP-FLOOR BUNGALOW-STYLE LIVING | 3 BEDROOMS | DOUBLE ATTACHED GARAGE | Are you looking for a home where NATURE IS YOUR BACKYARD? This IMMACULATE upper-level bungalow in Cranston's Riverstone offers BRIGHT, OPEN LIVING with UNOBSTRUCTED VIEWS OF THE ESCARPMENT—a setting that's rare to find. From the moment you walk into your main living space, you'll be IMPRESSED how bright, open, and inviting this home feels. The OPEN-CONCEPT GREAT ROOM is designed for both comfort and entertaining, featuring WIDE-PLANK FLOORING, a modern FIREPLACE, and a full wall of windows that frame the natural landscape with the convenience of REMOTE CONTROLLED blinds. The kitchen boasts QUARTZ COUNTERTOPS, FULL-HEIGHT CABINETS, and an OVERSIZED ISLAND the comfortably seats four. The GAS RANGE, STAINLESS STEEL APPLIANCES, SOFT-CLOSE CABINETS, and WALK-IN PANTRY complete this beautiful kitchen. The DINING AREA flows seamlessly to your OVERSIZED BALCONY—where you'll enjoy 180-DEGREE VIEWS OF THE NATURAL RESERVE. Your balcony becomes a true extension of your living space—perfect for BBQs, outdoor heaters, and evenings that feel a little quieter than the rest of the city. With 3 BEDROOMS, this layout offers flexibility for how you live. The PRIMARY SUITE is set privately at the end of the hall with a WALK-IN CLOSET and A SPA-INSPIRED ENSUITE with a large WALK-IN SHOWER. A 2nd bedroom sits across from the full bath, while the 3rd bedroom—currently styled as a HOME OFFICE—gives you options for work, family, guests, or hobbies. The LOWER LEVEL adds additional usable space for a HOME

GYM, FLEX AREA, or STORAGE along with access to your DOUBLE ATTACHED GARAGE—something you’ll appreciate year-round in Calgary. Set within RIVERSTONE IN CRANSTON, this is where lifestyle really stands out. Step outside to BOW RIVER PATHWAYS, and WALKING TRAILS just moments from your door. At the same time, you’re only minutes to South Health Campus, SETON shopping, restaurants, and Cranston’s community amenities including tennis courts, skating rink, and more. If you’ve been waiting for a home that offers INCREDIBLE VIEWS, AND A TRUE CONNECTION TO NATURE—THIS IS IT. Watch video!