



**207 Cranford Walk SE  
Calgary, Alberta**

**MLS # A2293831**



**\$449,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Beach, Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 417
<b>Basement:</b>	Partial	<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>	See Remarks		

**Inclusions:** N/A

Enter an airy, open-concept townhome that is bright, welcoming, and ready for everyday life. Natural light pours in from both ends of the home, while central air conditioning keeps things comfortable during those hot summer days. The kitchen is the heart of it all, featuring granite countertops, stainless steel appliances, and a long island perfect for morning coffee and charcuterie boards with friends in the evening. Just off the kitchen, a private balcony offers space for a grill and a little fresh-air reset. Upstairs, the primary bedroom delivers a calm retreat with a three-piece ensuite, granite countertops, and a roomy stand-up shower and the walk-in closet includes custom shelving to keep your wardrobe organized. This level is rounded out by a four-piece bathroom with granite counters, a stand-up shower, and a soaker tub, plus two additional bedrooms that easily flex as guest rooms, a home office, or a home gym. Downstairs, the basement provides generous storage and direct access to the double attached garage for secure parking, extra space for bikes and bins, and the kind of winter convenience that feels like a life upgrade. Set in a connected, amenity-rich neighbourhood, you'll love being close to everyday essentials and weekend fun. Groceries are minutes away at Real Canadian Superstore in Seton, outdoor play awaits at Toboggan Hill, and transit access is nearby for easy commuting. A local high school is also close, adding to the community feel. Don't miss out. Call today for more information!!