



**211 Cranbrook Walk SE**  
**Calgary, Alberta**

**MLS # A2136663**



**\$549,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Stacked Townhouse		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Silent Floor Joists, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** 3 televisions, one sound bar 7 two speakers

If you are looking to Right Size, or if you are a young family looking for the care free lifestyle you have just found the perfect Town House if the very desirable RETREAT Project in Cranston. This is the coveted Olive Floor Plan, which is rare. There were not many of these main floor single level floor plans built, & to add to that, it's an End Unit! It is right next to a great park with a wonderful sitting area. Literally, just step out the back and you are there. With this being a main floor unit, it has a Huge Front Patio with more than enough room for the BBQ and furniture to comfortably entertain outside and enjoy those long summer nights. It super close to the river with beautiful walking & bike paths. Great way to take the pooch for a walk. Now let us talk about this wonderful home. The large living room has ample space for the large comfy couch where you can relax in front the fireplace the & TV that is included. The kitchen a perfect size island & breakfast bar. The dining / eating area can easily handle a full size table. The Primary Bedroom easily accommodates a king size bed. There is a massive walk-in closet & ensuite bathroom. Oh, there is a TV in this room that's included as well. The second bedroom is nicely set up as well, with a TV that is included. The attached garage with Stunning Epoxy Flooring can easily fit two full size cars, plus in front of the garage is a flex room, which is perfect for an office or even a work out room