



**151 Cranbrook Walk SE
Calgary, Alberta**

MLS # A2140018



\$529,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,102 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 291
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: bar stools x 4; tv wall mounts x 2; television in living room; mirrors x 2

Some of the photos have been virtually staged. Welcome to your new oasis in the heart of Cranston's Riverstone community -- Retreat in Cranston's Riverstone! This stunning 2-bedroom, 2-bathroom condo, built with meticulous attention to detail in 2018, offers the perfect blend of modern luxury and comfortable living. Step inside and be greeted by an inviting open-concept layout, where natural light floods the space, highlighting the upscale finishes and comfortable design. With just over 1100 square feet of single-level living, the spacious living area is ideal for entertaining guests or simply unwinding after a long day, while the adjacent dining area provides the perfect setting for memorable meals with loved ones. The well-appointed kitchen boasts high-end stainless steel appliances (including a gas range), quartz countertops, and ample storage space, making meal prep a breeze for even the most discerning chefs. Whether you're hosting a dinner party or enjoying a quiet breakfast at the island bar, this kitchen is sure to impress. Retreat to the primary suite, complete with an ensuite bathroom and plenty of closet space for all your storage needs. The second bedroom offers versatility, perfect for accommodating guests, setting up a home office, or creating a cozy den. Outside, you'll find your own patio sanctuary at the front and a double attached garage at the back, providing both convenience and security for your vehicles and belongings. Located in the highly sought-after Cranston's Riverstone community, a one-of-a-kind community on the edge of the Bow River, this condo offers access to a wealth of amenities, including parks, walking paths, and nearby shopping and dining options. Residents can also enjoy Century Hall, Cranston's Residents' Association, a 22,000 square foot area, offering a skating rink, tobogganing hill, splash

park, tennis and basketball courts and a playground. With easy access to major roadways, commuting to downtown Calgary, getting to South Health Campus, or exploring the surrounding area is a breeze. Don't miss your chance to experience living at its finest in this immaculate Cranston condo. Schedule your private showing today, and start envisioning the possibilities! ***Some of the photos have been virtually staged.***