



GRASSROOTS
REALTY GROUP

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109 Cranbrook Walk SE
Calgary, Alberta

MLS # A2202465



\$384,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Enclosed, Garage Door Opener, Paved, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 272
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Beautiful UPPER UNIT - 2 bedroom 1 bathroom in the heart of Cranston's Riverstone – Welcome home to 109 Cranbrook Walk SE! This modern open-concept unit is bright & spacious with large windows and vaulted ceilings. The gourmet kitchen flows seamlessly into the living/dining areas and features quartz countertops, stainless steel appliances, ample cabinetry & large center island with seating. The private west-facing balcony with courtyard views is just steps from the living space and includes a gas hookup – perfect for everyday living & entertaining! Down the hall, you will find the spacious primary bedroom with a walk-in closet showcasing beautiful built-ins. The second bedroom and 4-piece bathroom with a soaker tub and stacked washer/dryer complete this unit. Downstairs you will find the single attached garage with built-in shelving with additional parking available throughout the complex. Offering a prime location on the edge of the Bow River you can enjoy river walks along the nearby pathways, local parks/playgrounds, and minutes to Cranston/Seton amenities. Easy access to Deerfoot/Stoney Tr to get to all the places you need to go! Additional features include central air conditioning & well-maintained pet-friendly complex. Don't miss out on convenient riverside living – Book your viewing today!