



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

410 Cranbrook Walk SE
Calgary, Alberta

MLS # A2204931



\$499,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,097 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond, Environmental Reserve, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 284
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		

Inclusions: TV WALLMOUNT

Stunning 2-Bedroom Townhome in Cranston – Upgraded & Move-In Ready! Welcome to your dream home in the prestigious community of Cranston Riverstone. This beautifully upgraded two-bedroom, two-bathroom townhome offers modern living with a spacious tandem two-car attached garage and easy access to Deerfoot Trail for effortless commuting. The open-concept layout is designed for both comfort and functionality, featuring oversized countertops that provide plenty of space for meal preparation and entertaining. Recessed lighting throughout enhances the bright and elegant ambiance. The gourmet kitchen is equipped with a gas range, an upgraded fridge with an ice maker and water dispenser, a stylish hood fan, and a full-height tile backsplash that adds a sophisticated touch. The primary suite includes its own ensuite bathroom, while the second bedroom offers additional space for guests, a home office, or family members. The home also includes a rough-in for air conditioning, making it ready for summer comfort. Convenient in-suite laundry adds to the home's practicality. Located in the heart of Cranston Riverstone, this home provides access to scenic pathways, parks, and nearby amenities. Whether you are a first-time homebuyer, an investor, or looking to downsize, this property is a must-see. Book your private showing today!