



**706 Cranbrook Walk SE
Calgary, Alberta**

MLS # A2210417



\$540,000

Division:	Cranston		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,119 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Front Y		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		
Inclusions:	N/A		

This rare MAIN FLOOR BUNGALOW is a true escape, blending modern upgrades with functional elegance. Step onto the huge patio and take in the peaceful greenery—your private oasis just outside your door, where fire tables are permitted on the lower levels for cozy outdoor evenings. Inside, gorgeous NEW 8mm Luxury Vinyl Plank flooring flows throughout, complemented by NEW pet-smart carpet in key areas for extra comfort and durability. The home also features NEW blinds for a fresh, modern finish. You'll love the dream chef's kitchen with its huge island, gas stove, and a fridge with water and ice—perfect for entertaining. The spacious primary suite easily fits a king sized bed, while the versatile finished basement flex room makes a great home office or workout space. The OVERSIZED finished double garage with EPOXY flooring fits a 3/4-ton truck, offering plenty of storage and parking space. With scenic walking paths winding through the protected nature reserve just steps away, this home is a rare find—offering tranquility, modern updates, and a coveted location.