



**GRASSROOTS**  
REALTY GROUP

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**157 Cranbrook Walk SE**  
**Calgary, Alberta**

**MLS # A2211224**



**\$514,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<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>	\$ 284
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** n/a

**\*\*OPEN HOUSE - Saturday, April 19 from 1-3pm\*\*** BEAUTIFUL Former Show Home in Riverstone! Many upgrades to this townhome including upgraded lighting, A/C, built-in features, 60" glass shower door, upgraded kitchen faucet and Refrigerator, 42" upper kitchen cabinets, and window blinds throughout including blackout blinds in bedrooms. This home is in one of the best location in the complex, facing onto a community park. Enjoy sitting and relaxing in your fenced, front patio with BBQ gas hookup. The open concept main level features living room, dining room and beautiful kitchen with large island and plenty of storage. A 2 piece bathroom finishes of the main level. Upper level features a small office area at top of stairs, a primary bedroom with beautiful ensuite with upgraded built-in shelving and walk-in closet. The second bedroom also has it's own ensuite with shower/tub combo. Washer and Dryer are conveniently located as well on the upper level. Basement has oversized tandem garage with extra storage space. Riverstone/Cranston is one of the nicest communities for pathways for walking and biking. Several schools are in the community as well as shopping and restaurants. The new hospital is a quick commute as well.