



GRASSROOTS

REALTY GROUP

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**103 Cranbrook Walk SE
Calgary, Alberta**

MLS # A2291415



\$465,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,214 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Level, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

****PRICE REDUCTION!**** Forget about old and tired homes in areas of the city you don't like, 103 Cranbrook Walk is the PET FRIENDLY, MODERN & sleek 2 bedroom 2.5 bathroom, LOW CONDO FEES, END UNIT TOWNHOME with a DOUBLE ATTACHED GARAGE you have been waiting for! Are you not tired of seeing overpriced & outdated interiors hit the market over and over again? We hear you! This home is perfect for the single professional & couple that values TURNKEY, LIKE-NEW build quality, proximity to nature, a STUNNING LAYOUT, and proximity to all amenities & services. Inside, you will find an open floor plan layout designed to impress; from the incredible vaulted ceilings to the modern & bright kitchen equipped with quartz countertops across all surfaces and all the stainless steel appliances, this home is missing nothing. Whereas you are having people over for dinner or doing a little work from home, you will enjoy the peace & quiet right from your dining room; and the well illuminated and sizeable living room perfectly strikes the balance between brand-new modernity yet right-at-home feeling. Upstairs, a spacious primary bedroom featuring its own oversized walk-in closet as well as a super modern 4 piece bathroom hits every note just right. And did we mention that right across the hallway you have YET ANOTHER PRIMARY BEDROOM? That is right, this is one of the most useful floorplans in the neighbourhood, with both upstairs bedrooms having their own ensuite! Also, say goodbye to having to go up and down several flights of stairs to take care of your clothes because your future laundry room is conveniently upstairs! Finally, don't forget about the large, DOUBLE ATTACHED GARAGE! Yes, you can forget about scraping snow off your vehicle, and sleep easy knowing your car and your belongings

are safely stored indoors. This super modern, LOW CONDO FEES townhome is looking for a new owner who wants it all for them and their family: blocks away from walking paths, green spaces, and the Bow River; minutes away from schools & shopping; and easy access around the city with Stoney Trail taking you wherever you want to go! This unit shows 10/10 in photos and even better in person. Call your REALTOR® of choice and book a showing today!