



GRASSROOTS

REALTY GROUP

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**507 Cranford Walk SE
Calgary, Alberta**

MLS # A2298888



\$419,000

Division:	Cranston		
Type:	Residential/Other		
Style:	2 and Half Storey		
Size:	1,296 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Dog Run Fenced In, Garden, Landscaped, Lawn, Level		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Open Floorplan, Pantry		

Inclusions: See Remarks

Welcome to this beautifully maintained end-unit townhouse in the sought-after community of Cranston, offering a bright and functional layout designed for comfortable everyday living. From the moment you step inside, the home makes a strong impression with its unique 1.5-storey great room living space at the entry, creating an open, airy feel enhanced by large windows and an abundance of natural light. As a corner unit, this home enjoys additional privacy and multiple exposures, allowing sunlight to fill the space throughout the day. The main floor features sleek hardwood flooring and a contemporary kitchen complete with white cabinetry, granite countertops, an island, and a full appliance package. A versatile dining nook provides flexibility for meals, a home office, or additional living space, while the open layout seamlessly connects to the spacious living area—perfect for relaxing or entertaining. Upstairs, you’ll find two generously sized bedrooms, each with its own private ensuite and walk-in closet. This rare dual ensuite layout offers excellent functionality for guests, roommates, or families seeking added privacy. Upper-level laundry adds everyday convenience and completes the well-designed second floor. The double attached garage provides secure parking for two vehicles along with additional storage space, a valuable feature year-round. The unfinished basement offers even more storage capacity and presents future development potential to suit your needs. Located close to walking paths, parks, shopping, schools, and public transit, with quick access to Deerfoot Trail, this home combines comfort, convenience, and lifestyle. An excellent opportunity for first-time buyers, downsizers, or investors looking for a bright, well-located property in a vibrant southeast Calgary community.