



GRASSROOTS

REALTY GROUP

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**309 Cranford Walk SE
Calgary, Alberta**

MLS # A2321031



\$430,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,429 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Garage Faces Rear, Insulated		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 483
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

WELCOME TO THIS BEAUTIFULLY MAINTAINED AND THOUGHTFULLY DESIGNED TOWNHOME IN THE HIGHLY DESIRABLE COMMUNITY OF CRANSTON! Offering OVER 1,400 SQ. FT. OF FINISHED LIVING SPACE, a DOUBLE GARAGE, and a functional multi-level layout, this home delivers the perfect combination of style, comfort, and convenience for first-time buyers, young professionals, growing families, and investors alike. From the moment you arrive, you'll appreciate the welcoming front entrance and private foyer, complete with a convenient coat closet and direct access to the lower level and garage. The lower level features a versatile RECREATION/FLEX ROOM, ideal for a home office, fitness area, media room, children's playroom, or additional living space to suit your lifestyle. The bright and spacious main living level is designed with modern living in mind. The open-concept floor plan seamlessly connects the living room, dining area, and kitchen, creating an inviting space perfect for entertaining guests or enjoying everyday family life. Large windows allow natural light to pour into the home, creating a warm and airy atmosphere throughout. At the heart of the home is the kitchen, offering an abundance of cabinetry, ample counter space, a convenient PANTRY, and an efficient layout that makes meal preparation a pleasure. The adjacent dining area provides plenty of room for family dinners and gatherings, while the spacious living room offers comfortable space to relax and unwind. Step outside onto the private BALCONY, the perfect spot to enjoy your morning coffee, summer barbecues, or evening sunsets. The upper level features a spacious PRIMARY RETREAT complete with a WALK-IN CLOSET and a private 3-PIECE ENSUITE BATHROOM, creating a comfortable and private sanctuary. Two additional bedrooms offer flexibility for

children, guests, a home office, or hobby space and are complemented by a 4-PIECE MAIN BATHROOM. Convenient UPPER-FLOOR LAUNDRY adds practicality and ease to daily living. Additional highlights include an ATTACHED DOUBLE GARAGE, extra storage space, and a thoughtfully designed layout that maximizes functionality throughout the home. Whether you're looking for low-maintenance living or a property with room to grow, this home checks all the boxes. Located in one of Calgary's most sought-after master-planned communities, CRANSTON offers an exceptional lifestyle surrounded by amenities and natural beauty. Residents enjoy access to numerous parks, playgrounds, walking and cycling pathways, schools, shopping, restaurants, fitness facilities, and recreational opportunities. The community is renowned for its proximity to the BOW RIVER, scenic pathways, and expansive green spaces, making it ideal for outdoor enthusiasts and active families. Commuters will appreciate the easy access to major transportation routes including Deerfoot Trail and Stoney Trail, while nearby shopping centres, medical services, grocery stores, and entertainment options provide everyday convenience. Book your showing today!