

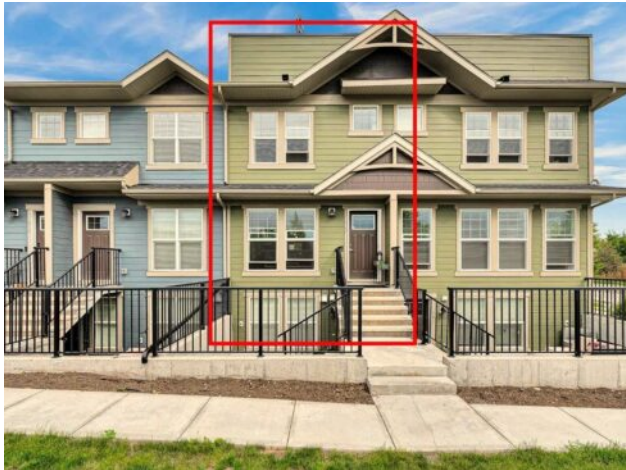


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

406 Cranbrook Square SE
Calgary, Alberta

MLS # A2324122



\$389,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,528 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Garden, Greenbelt, Landscaped, Lawn, Low		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 223
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: please enquire

This is the one that makes you stop scrolling. Impeccable, stylish, and seriously show-home worthy, this stunning Cranston townhome delivers standout design, a fabulous park-side location, and views that feel like your own private nature escape. Perfectly positioned overlooking the park yet close enough to the main street to allow for additional parking if required. This home offers a rare blend of polish and personality. Inside the vibe is fresh, elevated and beautifully curated with luxury vinyl plank flooring, tasteful wallpaper and feature wall accents, bright open layout, and thoughtful details throughout. The kitchen is a true gathering space, featuring a large island that is made for morning coffee, casual dinners, homework, martini nights and everything in between. Smart storage under the stairs keeps life tucked neatly out of sight- because even beautiful homes need a place for the Costco run. The upper level features 2 bedrooms and 2 baths, with the primary having an ensuite giving flexibility for roommates, guests, older children, or anyone who simply wants the luxury of their own bathroom. Convenient laundry machines located on second level. The upper bonus room/ flex space adds incredible versatility. Use it as a cozy media room, home office, creative studio, fitness space, or easily convert to a third bedroom if needed. And then there is the balcony! Set off the upper bonus room, this 3rd storey outdoor space captures beautiful park views and surrounding greenery. It is the kind of spot that turns coffee into a ritual and sunsets into an event. But there is more.....The private fenced backyard is treed and has lovely perennials and a perfect spot to bbq, garden or play while enjoying the outdoors. Cranston is loved for it's endless nature, river and bike paths or Century Hall with waterpark and outdoor rink. All this within minutes to major roadways, shopping, theatres, schools and

more. This is the one you have been waiting for.