



# 1003 Cranbrook Walk Calgary Alberta

\$525,000

\*\*\*WELCOME HOME!\*\*\* An INCREDIBLE Opportunity to own a GORGEOUS UPGRADED END UNIT Townhome in the Highly Coveted & Tranquil Community of Riverside in Cranston. Surrounded by Breathtaking VIEWS, GREENSPACES, the FISH CREEK PATHWAYS & The BOW RIVER all just steps from your front door! Boasting nearly 1500ft over 4 levels, this METICULOUSLY MAINTAINED home exudes PRIDE OF OWNERSHIP, showcasing a Modern OPEN CONCEPT design with Neutral color palette & an abundance of NATURAL LIGHT, compliments of the Expansive WINDOWS & soaring 13 FOOT CEILINGS on the main! The CHEF'S KITCHEN is a dream, featuring sleek white Cabinets, QUARTZ Counters with Eat-up Bar, STAINLESS STEEL Appliances & Pantry. The adjacent open Dining Area creates a SPACIOUS & Inviting feel & offers the perfect space for entertaining friends, hosting Holiday dinners or just casual eating with the Family! Completing this level is a lovely 2pc Powder Room conveniently tucked away from the main living areas. The upper level features 2 Oversized MASTER RETREATS, each complete with WALK-IN CLOSETS & full PRIVATE ENSUITES, plus you'll enjoy the convenience of Upper Level LAUNDRY. The basement extends the living space & offers numerous storage options to accommodate your needs. Heading outside, your fully FENCED front patio provides a Welcoming & Generous space to create a Lovely sitting area where you can BBQ & Entertain or just sit back, unwind & enjoy a warm cup of coffee in the sun! No more brushing snow off your vehicles with your ATTACHED DOUBLE GARAGE, which offers plenty of room for extra storage. This Amazing home showcases numerous UPGRADES including Hardie Board siding, Plank Flooring, Blackout Curtains just to name a few & is located in a PET FRIENDLY complex all with LOW CONDO FEES! Prime Location, nestled along the banks of the BOW RIVER in one of Calgary's most desirable neighborhoods, Cra...

Kitchen 10.00 Ft x 17.17 Ft  
 Dining room 10.17 Ft x 11.92 Ft  
 2pc Bathroom .00 Ft  
 Primary Bedroom 11.83 Ft x 14.08 Ft  
 Primary Bedroom 10.25 Ft x 10.50 Ft

4pc Bathroom Measurements not available  
 3pc Bathroom Measurements not available  
 Furnace 9.75 Ft x 11.58 Ft  
 Other 4.42 Ft x 6.42 Ft  
 Living room 10.33 Ft x 13.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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(CENTRAL)**

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Laundry room 3.08 Ft x 3.58 Ft