



## 106 Cranbrook Square Calgary Alberta

\$457,900

An exceptional modern Air Conditioned 3 Story town home located in Cranston, a highly sought after community on the edge of the Bow River, offering stunning views & gorgeous walking paths. This unit comes with TWO PARKING spaces, (88 & 29 - 1 titled & 1 assigned ) You will love the upgrades & design choices in this 3-storey townhome with a private rooftop terrace. The master bedroom features a 3pc ensuite bath with standing glass shower & dual his-and-hers closets providing lots of storage space. Luxury vinyl plank flooring throughout the main living areas, 9' ceilings on main floor, upgraded quartz counters & SS Appliances. The three-floor layout is perfect for creating different spaces within the home, the top-level room is a cozy retreat with lots of natural light, which could be used as a family room, workout space, home office or space for guests, with the bonus of a Private Patio with gorgeous views. Your own private yard completely fenced with space for a small garden & a patio set. This is a Pet friendly complex: Two dogs (up to 65lbs each) are welcome with board approval. Being part of the Cranston Residents Association, you will enjoy the skating rink, splash park, playground, tennis & basketball courts. This home is the perfect location, there is a playground just steps away and so close to South Health Campus, restaurants, shopping, theatres, parks, pathways, & the best YMCA. Nature Lovers will enjoy the walking/biking trails in Fish creek park and the Bow River. Plus, very easy access to Deerfoot & Stoney Trail. (id:6769)

Primary Bedroom 14.25 Ft x 13.58 Ft

3pc Bathroom 7.08 Ft x 6.17 Ft

Bedroom 14.25 Ft x 10.25 Ft

4pc Bathroom 5.00 Ft x 8.08 Ft

Family room 14.17 Ft x 17.00 Ft

Living room 11.33 Ft x 12.92 Ft

Kitchen 10.50 Ft x 13.58 Ft

Dining room 14.17 Ft x 13.25 Ft

2pc Bathroom 3.33 Ft x 7.08 Ft

Furnace 2.42 Ft x 12.58 Ft

Listing Presented By:



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