



# 109 Cranford Walk Calgary Alberta

\$524,900

Welcome to this meticulously maintained three-bedroom townhome, ideally situated in the highly desirable community of Cranston. The open-concept main level features a spacious living room, dining area, and kitchen, thoughtfully designed to provide seamless flow for both everyday living and entertaining. The kitchen is equipped with stainless steel appliances, including a brand-new stove, and opens onto a generously sized balcony--perfect for summer barbecues while enjoying stunning mountain views. Freshly and professionally painted throughout, the home offers a bright, clean aesthetic and is truly move-in ready. The primary suite boasts a walk-in closet with custom built-ins and a private en-suite bathroom. Two additional kids bedrooms, a full bathroom, and a separate laundry room offer added functionality and convenience. On the lower level, a versatile flex space provides access to the double attached garage, which includes extra shelving for enhanced storage. Additional features of the home include central air conditioning, 9ft ceilings, Luxury vinyl plank flooring. All of this is set within the vibrant, family-friendly community of Cranston--renowned for its top-rated schools, expansive parks, scenic pathways, and close proximity to shopping, Seton amenities, and major transportation routes. Do not miss this exceptional opportunity to own a top-floor residence in one of Calgary's most sought-after neighbourhoods. (id:6769)

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|--------------------------------|-------------------------------------|
| Furnace 3.17 Ft x 2.50 Ft      | Dining room 12.42 Ft x 10.92 Ft     |
| 3pc Bathroom 5.00 Ft x 8.58 Ft | Kitchen 12.42 Ft x 13.08 Ft         |
| 4pc Bathroom 5.00 Ft x 8.67 Ft | Laundry room 6.75 Ft x 8.42 Ft      |
| Bedroom 12.33 Ft x 9.33 Ft     | Living room 18.92 Ft x 14.00 Ft     |
| Bedroom 10.67 Ft x 8.33 Ft     | Primary Bedroom 11.67 Ft x 11.67 Ft |

Listing Presented By:



Originally Listed by:  
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