



# 1005 Cranbrook Walk Calgary Alberta

\$395,000

RARE OPPORTUNITY to own this IMMACULATE MODERN 2 BEDROOM TOWNHOUSE located in the highly coveted COMMUNITY of RIVERSTONE in Cranston! This BRIGHT BUNGALOW STYLE home with LOW CONDO FEES, nestled on a quiet street, boasting over 900 SQFT of living space is a HIDDEN GEM you don't want to miss! Upon entering, make your way up the stairs where you are greeted by a VAST OPEN CONCEPT living area, with neutral palette design, VAULTED CEILINGS, elegant LAMINATE FLOORING and large windows providing an ABUNDANCE of NATURAL DAYLIGHT! The GENEROUSLY SIZED KITCHEN, a chef's delight, features QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, MODERN BACKSPLASH, ISLAND with seating, AMPLE STORAGE and PANTRY. Down the hallway, unveil two spacious bedrooms, including a primary suite with WALK-IN CLOSET. A four-piece bathroom and laundry area complete the main floor. Enjoy your WEST FACING BALCONY, the perfect oasis for entertaining, dining al fresco or simply relaxing with a cup of coffee! On the lower level you will find extra storage and access to your ATTACHED GARAGE. Additional features include AIR CONDITIONING, ROOM DARKENING BLINDS, and fenced front yard. This beautiful home is located at proximity to numerous serene walking trails leading to the beautiful Bow River, Fish Creek Park, all amenities, restaurants, schools, parks, shopping, and major roads! The Cranston Residents Association offers a sense of community with year round activities including a gym, pickleball, tennis, basketball, skating rink, and more! This remarkable property is sure to impress; pride of ownership and sheer elegance can be witnessed throughout! Schedule your viewing today and envision your future in this stunning residence! (id:6769)

Kitchen 10.58 Ft x 9.92 Ft  
Living room 17.50 Ft x 11.92 Ft  
Primary Bedroom 10.42 Ft x 11.08 Ft  
Bedroom 10.42 Ft x 10.42 Ft

Dining room 1.33 Ft x 8.33 Ft  
4pc Bathroom 7.50 Ft x 4.92 Ft  
Furnace 3.42 Ft x 3.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<http://sylvielinteau.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)