



## 303 Cranbrook Square Calgary Alberta

\$515,000

This unique three-bedroom townhome offers the perfect blend of modern design, thoughtful functionality, and unbeatable location. Features You'll Love..... Flexible Third Level - Featuring a bonus room that allows access to a large patio, making it an ideal hideaway. Private Patio with Panoramic Nature Views - Your private retreat, perfect for relaxing or entertaining. Spacious & Open-Concept Design A main floor living room space with large windows to shower natural light into the space along with a functional kitchen that features stone countertops, stainless steel appliances, pantry, and dining area. Fenced Yard - small but quaint, this area is perfect for your hammock, a small vegetable garden, dog run or patio set and of course a much needed AC. King-Sized Primary Bedroom with Ensuite - Escape and unwind after your long strolls in the green spaces. Prime Location -A playground only a few steps away, close to South Health Campus, restaurants, shopping, theatres, par...

4pc Bathroom 8.17 Ft x 4.92 Ft

4pc Bathroom 11.00 Ft x 4.92 Ft

Bedroom 9.33 Ft x 12.33 Ft

Bedroom 9.42 Ft x 12.75 Ft

Primary Bedroom 12.67 Ft x 13.33 Ft

Other 5.08 Ft x 8.58 Ft

Family room 18.17 Ft x 16.92 Ft

2pc Bathroom 3.33 Ft x 7.00 Ft

Other 15.50 Ft x 10.25 Ft

Kitchen 15.50 Ft x 9.83 Ft

Kitchen 18.17 Ft x 13.08 Ft

Furnace 3.33 Ft x 13.08 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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**RE/MAX Realty Professionals**

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