



# 306 Cranbrook Walk Calgary Alberta

\$524,900

Welcome to this beautiful corner unit with its spacious, open concept layout and abundant natural light streaming through, this home is a must see! The kitchen beckons with its modern design and functionality. A large island takes center stage, providing a perfect spot for meal preparation and casual dining with its convenient breakfast bar seating. The kitchen is adorned with a stylish tile backsplash that adds a touch of elegance, complementing the sleek stainless steel appliances. Ceiling-height white cabinetry not only amplifies storage space but also contributes to the overall bright and airy ambiance. Adjacent to the kitchen is the charming eating nook, a delightful space featuring large windows that bathe the area in sunlight. This nook seamlessly connects to the back deck, equipped with both a gas line and a water line hookup, making it a versatile space. The living room, characterized by its spacious layout, invites you to unwind and entertain with ease. A focal point is the electric fireplace, providing both warmth and a touch of contemporary style. Effortless organization is made possible in the spacious laundry room, complete with shelving for storage and practicality. The primary bedroom is a sanctuary of comfort, featuring a 4-piece ensuite bathroom for added convenience along with a spacious walk-in closet. This retreat ensures a private and tranquil space to rejuvenate after a long day. Two additional bedrooms and a 4pc bathroom complete this main level. Descending to the lower level, discover a flexible space that adapts to your lifestyle. Whether you envision a home gym, a productive office, or simply extra storage space, this space offers endless possibilities. Additional features include a double attached garage and access to the Cranston community centre! This home seamlessly blends style, practicality, and the joys of modern living. Pride of o...

Recreational, Games room 13.25 Ft x 1.25 Ft  
 Living room 17.25 Ft x 12.58 Ft  
 Dining room 12.75 Ft x 10.75 Ft  
 Kitchen 14.67 Ft x 10.58 Ft  
 Primary Bedroom 11.58 Ft x 11.50 Ft

Bedroom 8.08 Ft x 10.67 Ft  
 Bedroom 9.58 Ft x 9.08 Ft  
 Laundry room 5.58 Ft x 6.42 Ft  
 4pc Bathroom Measurements not available  
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Listing Presented By:



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