



54 Cranbrook Gardens Calgary Alberta

\$515,000

Welcome to Cranston, where light, space, and modern design converge in a 2022-built townhome that feels as elevated as it is effortless. Offering 1,876 square feet of above-grade living space, this impeccable residence invites you to step into something more refined - where clean architectural lines, thoughtful upgrades, and serene pond views quietly signal that you've found the one. From the moment you enter, a versatile flex space on the first level unfolds with possibility, ready to become your home gym, studio, executive office, or private retreat. Upstairs, 9-foot ceilings and an open-concept layout create a sense of expansiveness, while natural light beams through both east and west-facing windows, illuminating the luxury vinyl plank flooring. The kitchen is both refined and functional, featuring stainless steel appliances, full-height cabinetry, a large pantry, and a breakfast bar island that naturally becomes the heart of the home. An enclosed office overlooking the glass-railed balcony offers an inspiring workspace with serene pond views, while the balcony's gas line makes outdoor entertaining effortless. A roomy half bath completes this thoughtfully designed level. The third floor delivers privacy and comfort, with a spacious laundry room offering additional storage and a west-facing primary bedroom that captures warm afternoon light. The deep walk-in closet and elegant ensuite - complete with dual sinks, quartz countertops, and an oversized shower - create a daily ritual of calm and convenience. Two additional generously sized bedrooms share a well-appointed four-piece bathroom, providing flexibility for family or guests. Beyond aesthetics, this 2022-built Cranston townhome is equipped for the future with a brand new air conditioner, hot water on demand, a heat recovery ventilator, fibre optic high-speed internet, and an oversized insulated double garage...

Primary Bedroom 12.08 Ft x 11.50 Ft

Other 15.33 Ft x 3.67 Ft

4pc Bathroom 7.83 Ft x 8.08 Ft

Bedroom 10.33 Ft x 8.17 Ft

Bedroom 10.33 Ft x 9.25 Ft

Laundry room 7.67 Ft x 5.58 Ft

Other 11.33 Ft x 10.00 Ft

Storage 7.92 Ft x 3.42 Ft

Furnace 8.58 Ft x 3.58 Ft

Living room 16.00 Ft x 13.83 Ft

Kitchen 13.75 Ft x 11.75 Ft

Dining room 10.75 Ft x 8.92 Ft

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Listing Presented By:



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eXp Realty

RE/MAX Realty Professionals

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4pc Bathroom 8.17 Ft x 4.92 Ft

Office 7.75 Ft x 6.17 Ft

Foyer 14.00 Ft x 5.00 Ft

2pc Bathroom 5.33 Ft x 4.92 Ft