

\$539,900 - 312 Cranbrook Walk Se, Calgary

MLS® #A2128809

\$539,900

3 Bedroom, 2.00 Bathroom, 1,456 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

Welcome to 312 Cranbrook Walk SE. This home checks many of the boxes for both 1st time buyers, moving up or downsizers. Bungalow style layout on the upper floor, features 3 Bedrooms all one level, with a Double attached garage. With over \$20+K in upgrades, this one shows a step ahead of most other townhomes in the area. Upgrades include Custom colored Cabinets, Sleek Black quartz counters, Chimney style hood fan, Upgraded Stainless Steel appliances, including Gas stove, Upgraded lighting with pot lights, Railings, Laundry room with cabinets, Mantle above fireplace, Basement Sink, Water Softener, Garburator, Air Conditioning, Custom Blinds. Coming in from your front entrance, you have a foyer that leads you to either the upper floor or lower level with a flex / hobby room that is finished with Vinyl Plank flooring. The main living area is great for entertaining in open an concept + end unit with extra windows providing a bright space. Durable Vinyl Plank flooring is throughout the home other than in bedrooms + bathrooms. You will notice how much more open the home is with the wrought iron railings with this layout. Having 3 Full bedrooms, including primary with 3 piece ensuite with stand up shower with glass doors + walk in closet area + The additional 2 bedrooms work great for guest, office or kids rooms. The large patio has room for extra furniture, a gas bbq outlet + duradeck for outdoor comfort. This home shows like new + will make your



move into Cranston an easy decision. Check out the 3D Tour and Call your Favorite Agent to book a showing today.

Built in 2022

Essential Information

MLS® #	A2128809
Price	\$539,900
Sold Price	\$534,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,456
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	312 Cranbrook Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2V5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear, Paved

Interior

Interior Features	Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Silent Floor Joists, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 17th, 2024
Days on Market	14
Zoning	M-X1
HOA Fees	517.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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