

\$569,900 - 706 Cranbrook Walk Se, Calgary

MLS® #A2161137

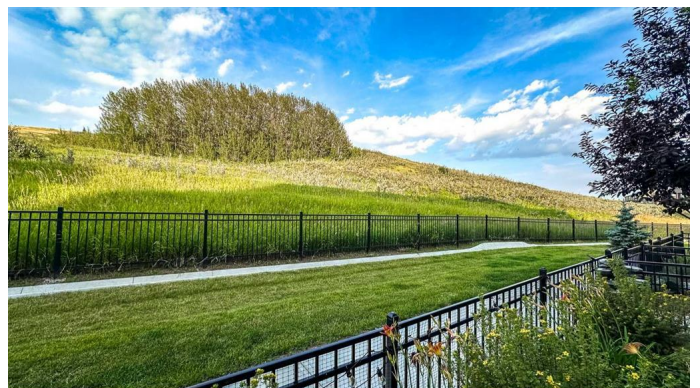
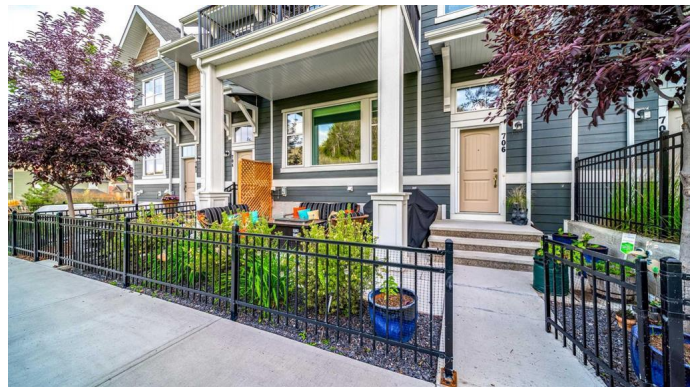
\$569,900

2 Bedroom, 2.00 Bathroom, 1,118 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

\$20K PRICE IMPROVEMENT! Nestled in THE RETREAT in CRANSTON'S AWARD WINNING RIVERSTONE COMMUNITY fronting onto THE ESCARPMENT with UNOBSTRUCTED VIEWS you will find this amazing MAIN FLOOR TWO BEDROOM + TWO BATH BUNGALOW. A sprawling gated patio that looks to the green space is a major bonus on this main floor home delivering a tranquil outdoor living space. The spacious front foyer leads up two steps to the bright open floor plan. Flooded with natural light the Great Room features a beautiful fireplace flanked by moveable bookshelves to display your library or mementos. Laminate flooring creates a seamless transition to the kitchen and dining area. Walnut stained maple cabinetry is offset with gleaming quartz countertops and a sleek subway tiled backsplash. The stainless appliance package includes a built in dishwasher, built in microwave and a gas stove and water/ice fridge. There are pot and pan drawers and a good sized pantry for your culinary pieces. Dining can be informal at the island or at the table in the dining area. A large venting window gathers the gorgeous afternoon sun. The primary bedroom is complete with a three piece ensuite (lovely walk in shower) and a walk in closet with built ins to maximize your clothing storage options. A second bedroom is located adjacent to the main four piece bath. Laundry is located next to the main bath and also offers additional storage. Options to add



to your finished living space are found in the lower level; currently used as storage but would make a perfect exercise room. An ATTACHED OVERSIZED GARAGE fits that 3/4 ton truck plus another vehicle. Enjoy the amenities of this community perched alongside the Bow River in SE Calgary with its picturesque landscape. Century Hall, (can be booked for events), a skating rink & toboggan hill in winter, splash park, tennis and basketball courts for summer fun, and playgrounds and walking paths for year round enjoyment Major roadways create easy access to the city and beyond. Next door in Seton you will find the South Health Campus , Movie Theatre and a wealth of eateries and businesses within a five minute drive. You will see why so many people are calling Cranston Riverstone their new home. Call your favorite realtor today to view this amazing main floor bungalow.

Built in 2020

Essential Information

MLS® #	A2161137
Price	\$569,900
Sold Price	\$560,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,118
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	706 Cranbrook Walk Se
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Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V5

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Covered, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Oversized, Side By Side

Interior

Interior Features	Bookcases, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, Mantle
# of Stories	2
Basement	None

Exterior

Exterior Features	Barbecue, BBQ gas line, Private Entrance
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Wooded
Roof	Asphalt
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2024
Date Sold	September 17th, 2024
Days on Market	20
Zoning	M-X1
HOA Fees	518.00

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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