

**1112 Cranbrook Walk SE  
Calgary, Alberta****MLS # A2221954****\$490,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** None

**\*\*OPEN HOUSES This Weekend: Friday May 23rd 4-6pm, Saturday May 24th 1:00-4pm, Sunday May 25th 1:00-4pm\*\*** Step into this beautifully maintained former Brookfield showhome, where thoughtful design meets modern comfort. From the moment you enter, the open-concept layout welcomes you with abundant natural light and a warm, inviting ambiance. The spacious living area offers the perfect place to unwind—whether hosting movie nights or enjoying a peaceful afternoon. The kitchen is both stylish and functional, featuring sleek quartz countertops, ample cabinetry, and a large island ideal for casual meals or entertaining guests. Upgraded lighting, undermount sinks, and durable laminate flooring add to the home's contemporary appeal. A dedicated office provides convenience for work, school, or staying organized, while a private balcony off the kitchen is the perfect spot to enjoy a quiet morning coffee or evening unwind. Upstairs, the primary suite is a serene retreat with a walk-in closet and private ensuite. Two additional bedrooms and a well-appointed bathroom—complete with a deep soaker tub—offer comfort and space for family or guests. The unfinished basement presents an excellent opportunity to customize to your needs and includes a designated laundry area. The double attached garage has been transformed into a flexible space, previously used as a dance studio and home gym, and features laminate flooring for added functionality. Out front, a private patio provides the ideal setting for morning coffee, weekend BBQs, or cozy evening fires. Central air conditioning ensures year-round comfort. Located in a vibrant, family-friendly community with access to Century Hall, residents enjoy top-tier amenities including a splash park, gym, ice rink, and playground. Surrounded by scenic pathways and

natural green spaces&mdash;and just a short walk to the Bow River&mdash;this home offers a peaceful lifestyle with nature right outside your door. Plus, with nearby Seton amenities and easy access to major routes like Deerfoot and Stoney Trail, convenience is always close at hand.