

**203 Cranbrook Walk SE
Calgary, Alberta**

MLS # A2225036



\$499,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Many Trees		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 291
Basement:	Finished, Partial	LLD:	-
Exterior:	Composite Siding	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Central A/C unit

Immaculate END UNIT Ground level BUNGALOW in the prestigious Cranston RIVERSTONE! This beautifully maintained END UNIT, bungalow-style home is in like-new condition and offers stylish, low-maintenance living in one of Calgary's most sought-after communities. Step onto the EXPANSIVE FRONT PATIO - perfect for relaxing or entertaining, with a convenient gas line for a BBQ or outdoor heater. Inside, the spacious foyer opens to a BRIGHT AND AIRY MAIN FLOOR WITH AN OPEN-CONCEPT LAYOUT. Elegant luxury VINYL PLANK FLOORING flows throughout the main living areas, while large windows fitted with UPGRADED coverings flood the space with natural light. The living room features a striking ELECTRIC FIREPLACE FEATURE WALL complete with a custom wood mantle, creating a warm and modern focal point. The adjacent kitchen is a chef's dream, boasting QUARTZ countertops, a large island with seating for four, UPGRADED appliances, ample cabinetry, and a walk-in pantry - ideal for everyday living and entertaining. The generous dining area accommodates a full-size table and includes an extra window for ADDITIONAL NATURAL LIGHT. The master bedroom comfortably fits a king-sized bed and additional furniture, and includes a walk-in closet and a private 3pc ensuite. A spacious second bedroom and a pristine 4pc main bathroom complete the main level. Downstairs, enjoy a VERSATILE FAMILY/FLEX ROOM that can double as an office or has been utilized for guests, along with additional storage space. From this level, access the DOUBLE ATTACHED GARAGE, which includes built-in shelving for organized storage. THESE BUNGALOW UNITS RARELY COME ON THE MARKET! Enjoy the benefits of condo living with LOW fees in a PET-FRIENDLY complex (with board approval). The location is truly

exceptional - nestled among NATURE RESERVES, ponds, and scenic walking paths, with the BOW RIVER just a short walk away. Public transportation is nearby, easy access to Seton for all your shopping needs. Cranston Riverstone offers a serene, valley setting with miles of pathways, making it one of Calgary's PREMIER COMMUNITIES.