

# \$474,900 - 203 Cranbrook Walk Se, Calgary

MLS® #A2225036

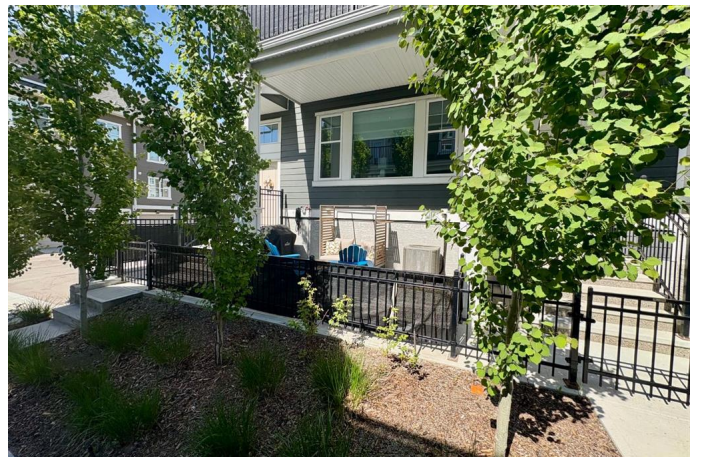
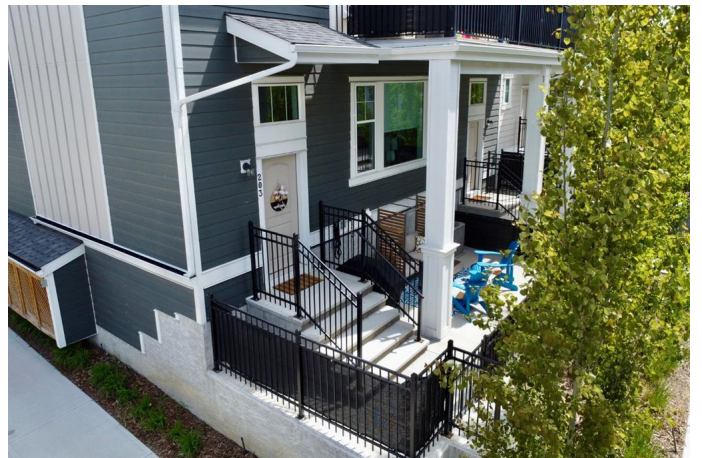
**\$474,900**

2 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

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.

Built in 2022

**Essential Information**

MLS® #	A2225036
Price	\$474,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	203 Cranbrook Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 2V5

### Amenities

Amenities	Park, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, Heatilator
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Front Yard, Many Trees
Roof	Asphalt
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	36
Zoning	M-X1
HOA Fees	518
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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