

# \$515,000 - 1112 Cranbrook Walk Se, Calgary

MLS® #A2221954

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,222 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

**\*\*OPEN HOUSES This Weekend: Friday May 16th 4-6pm, Saturday May 17th 2:30-5pm, Sunday May 18th 2:30-5pm\*\*** 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—and just a short walk to the Bow River—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.

Built in 2021

**Essential Information**

MLS® #	A2221954
Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,222
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1112 Cranbrook Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V5

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	3
Zoning	M-X1
HOA Fees	493
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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