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1112 Cranbrook Walk SE  
Calgary, Alberta

MLS # A2221954



**\$515,000**

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,222 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Partial, Unfinished
Exterior:	Composite Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	\$ 292
LLD:	-
Zoning:	M-X1
Utilities:	-

Inclusions: None

**\*\*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&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.