

**127 Cranford Walk SE**  
**Calgary, Alberta**

**MLS # A2200156**



**\$522,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Cranston   |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                      |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,325 sq.ft.   | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached                                     |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Low Maintenance Landscape, Treed, Yard Drainage |               |                   |

|                    |                                       |                   |        |
|--------------------|---------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Cork, Tile                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | \$ 466 |
| <b>Basement:</b>   | Finished, Partial                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame                  | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -      |

**Features:** Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 4 island stools, storage shelves in garage, room divider in lower level

Open House Saturday March 15 from 12-3. A RARE opportunity to own a STUNNING upper level bungalow with unobstructed MOUNTAIN VIEWS from the amazing 25 foot long balcony! This beautifully UPDATED home has 1,451 square feet of finished living space and offers 3 bedrooms, 2 full bathrooms and an office. As you enter the property through the fenced front patio you will find a spacious area with coat closet. Down a few steps to lower level is the entrance to the DOUBLE GARAGE, storage area and a large recently completed flex room, that is being used as an OFFICE. The room is finished with new drywall, paint, flooring and light fixtures. Upstairs, the main floor bungalow is GORGEOUS and is filled with natural light and fresh air from the wall of windows. The living room with GAS FIREPLACE, dining area and stunning CHEF'S KITCHEN are all open to one another. The spacious kitchen has STAINLESS STEEL appliances, gorgeous cupboards reaching to the ceiling and GRANITE counter tops covering the GIGANTIC ISLAND to make this entire area an entertainer's dream! The accessible balcony adds yet another exceptional space for enjoying morning coffee and summer evenings BBQing. Head down the back hallway to find 2 generously sized bedrooms sharing a sparkling 4 piece washroom and a LAUNDRY ROOM with storage. Located at the end of the hallway the private primary bedroom will accommodate large furniture, has a WALK-IN CLOSET and a spacious 3 piece ENSUITE with a shower. The home has CENTRAL AIR CONDITIONING being controlled by a NEST thermostat. Updates within past 3 years - Newly developed lower office with drywall, paint, lighting, flooring, Carpet and underlay in 3 bedrooms, faucet and carbon filter in kitchen, faucet in main bathroom, toilet in ensuite. This home is blocks away from schools,

shops, parks and much more. As a Cranston Resident there is access to the community center, tennis courts, hockey rink, splash park and much more.