

# \$532,000 - 706 Cranbrook Walk Se, Calgary

MLS® #A2210417

**\$532,000**

2 Bedroom, 2.00 Bathroom, 1,119 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

This rare MAIN FLOOR BUNGALOW is a true escape, blending modern upgrades with functional elegance. Step onto the huge patio and take in the peaceful greenery—your private oasis just outside your door, where fire tables are permitted on the lower levels for cozy outdoor evenings. Inside, gorgeous NEW 8mm Luxury Vinyl Plank flooring flows throughout, complemented by NEW pet-smart carpet in key areas for extra comfort and durability. The home also features NEW blinds for a fresh, modern finish. You'll love the dream chef's kitchen with its huge island, gas stove, and a fridge with water and ice—perfect for entertaining. The spacious primary suite easily fits a king sized bed, while the versatile finished basement flex room makes a great home office or workout space. The OVERSIZED finished double garage with EPOXY flooring fits a 3/4-ton truck, offering plenty of storage and parking space. With scenic walking paths winding through the protected nature reserve just steps away, this home is a rare find—offering tranquility, modern updates, and a coveted location.

Built in 2020

## Essential Information

MLS® # A2210417

Price \$532,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	706 Cranbrook Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2V5

### **Amenities**

Amenities	Park, Trash, Visitor Parking, Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### **Exterior**

Exterior Features	Courtyard, Private Yard, BBQ gas line, Private Entrance
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Private, Environmental Reserve, Greenbelt, Interior Lot, Native Plants
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	19
Zoning	M-X1
HOA Fees	518
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Capital Realty
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