

# \$540,000 - 706 Cranbrook Walk Se, Calgary

MLS® #A2210417

**\$540,000**

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 \$540,000

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, Snow Removal, Trash, Visitor Parking                                          |
| 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          | Exterior Entry, Finished, Full                                                                                     |

### Exterior

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | M-X1             |
| HOA Fees       | 518              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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