



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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259 cranbrook Square SE
Calgary, Alberta

MLS # A2260700



\$409,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 215
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan		
Inclusions:	n/a		

Welcome to this beautifully designed townhome in the desirable community of Cranston SE Calgary – offering modern finishes, thoughtful design, and incredible outdoor living spaces. The main floor features an inviting open-concept layout with a bright living room, spacious dining area, and a well-appointed kitchen with ample cabinetry and counter space. A convenient half bathroom completes the main level. Upstairs, you’ll find a large primary suite with its own private ensuite bathroom. The second bedroom is generously sized and served by a separate full bathroom, making it perfect for family, guests, or a home office. On the third level, discover a large flex space that can be used as a family room, entertainment area, or home office. From here, step out onto the impressive rooftop balcony – the ideal spot to relax, entertain, and enjoy Calgary’s summer evenings. Additional highlights include in-unit laundry, a private backyard for BBQs or gardening, and a dedicated parking stall conveniently located near the unit. All of this in the sought-after community of Cranston, with easy access to schools, parks, shopping, pathways, and major roadways like Deerfoot and Stoney Trail. This home combines style, comfort, and functionality – perfect for first-time buyers, downsizers, or investors. Book your showing today!