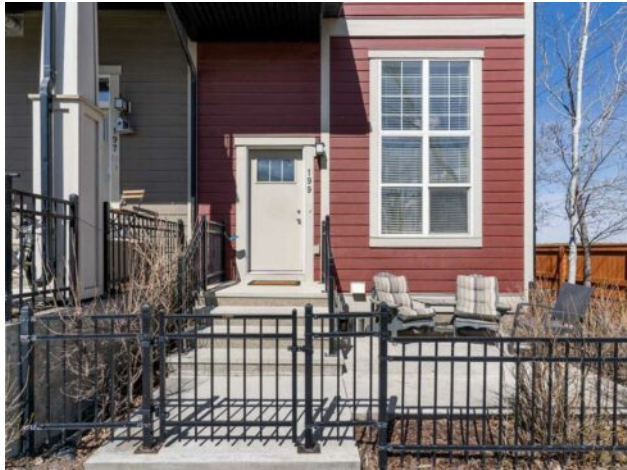


199 Cranford Walk SE Calgary, Alberta

MLS # A2239399



\$405,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,235 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Open Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 408
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Don't miss the opportunity, for this Double WIDE Attached-Garage 3-Level Townhome - See Detailed Floor Plans, and 3D iGuide Virtual Tour. END UNIT, ONE NEIGHBOUR, and open around 3 sides by pathways. Quiet private patio under community fence. 199 Cranford Walk SE is right by single family alley's additional parking. The 3-level-split plan is vaulted, with HUGE windows, beside the tiled Foyer Entry (with closet). Up half a flight is Dining and Kitchen, with fridge, pantry and desk/coffee area, across from the wrapped cabinets with space for island and a raised eating bar. Granite counters, glass top range, microwave hood and dishwasher are stainless steel, and the decor is contemporary dark cabinets with snazzy tile-work. This gorgeous 1235 square foot home includes plank and tile floors. Upstairs, double Primary Bedrooms, each has Ensuite with Granite vanities, a walk-in shower or tub/shower unit, large Walk-in Closets with added shelving. Wide Loft-landing can be used for Laundry or reading. BONUS: Lowest level has storage under the stairs AND a full Games Room, partly developed with drywall. Furnace was recently serviced, Hot Water Tank is 60GAL. Enjoy BBQ year round on the concrete patio. Harvest Mosaic in Cranston SAVES owners money - solar panels, micro inverters, motion security lights at the low-maintenance pathways, high end siding, masonry, iron railings, and tiered-pathways between unit blocks, give privacy and chalet curb appeal. Don't wait to experience 199 Cranford Walk SE today - agents can see documents immediately.