

206 Cranbrook Square SE
Calgary, Alberta

MLS # A2299982



\$529,900

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|------------------|---|---------------|------------------|
| Division: | Cranston | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,432 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 3 | Baths: | 2 full / 2 half |
| Garage: | Garage Door Opener, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, No Neighbours Behind, Street Lighting | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 352 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: Refrigerator, stove, washer, dryer, microwave hood fan, air conditioner, curtain rods and covering, garage door opener and 2 remotes

Welcome to this spacious townhome, offering over 1600 square feet of living space! Featuring two master suites (both with walk-in closets!), each offering breath taking views of the lush green space behind the property. With no neighbours behind, you will enjoy a private backyard where wildlife will occasionally wander by! The perfect spot to enjoy your morning coffee or evening quiet time. The finished basement provides many options! An extra living space, a home office, or even a guest suite could be enjoyed! The main level hosts the dining area & kitchen overlook the separate living room, that also has views of the green space! The home has AIR CONDITIONING as well! Enjoy your new home with comfort and ease. A rare opportunity in a desired neighbourhood. Schools, parks, and many amenities are located minutes away. Don't miss your chance to call this home yours! An excellent opportunity for investors or a first time home owner!