

224, 200 Cranfield Common SE
Calgary, Alberta

MLS # A2321259



\$228,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	614 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	None
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home		

Inclusions: N/A

Your opportunity to own your own home in the great community of Cranston. This one-bedroom apartment condo is offered for the first time by the original owners. It is in great condition and is decorated in contemporary neutral current colours. The open concept makes the most of the living space with options for dining and living room areas. A well-appointed kitchen features contemporary cabinets, granite counters, subway tile backsplash, stainless steel appliances, pot drawers, a breakfast bar and pantry. Nine-foot, knockdown ceilings and an abundance of natural light from the large windows add to the bright airy ambience of this home. Step out to the private balcony for your morning coffee or summer lunch with a spacious view of the treed parking area, playground and picnic tables. Catch some late afternoon or evening rays provided by the northwest exposure. Retreat to the comfort and privacy of the bedroom suite with 2 large windows, nine-foot ceilings, a walk-through closet and a private access to the 4-piece bathroom. The bathroom features a granite counter, linen shelves, ceramic tile floor, tile backsplash and tub/shower surround to the ceiling. The full-size front loading stacked washer and dryer are conveniently located outside the bathroom door. This unit is part of the beautiful Origins of Cranston Condominium Complex. The buildings are attractively finished with stucco siding and trimmed with packed rock columns. Well maintained and beautifully landscaped, it is a great environment for your new home. Complex amenities include assigned storage lockers, an assigned parking stall with plug-in, visitor parking, playground and picnic tables. Cranston is a wonderful community with lots of green spaces, walking and cycling paths, schools and a community clubhouse that offers many activities and programs as well as facility rental. Located in a growing area of

south-east Calgary, it has great access to the South Health Campus, many restaurants and services, the YMCA and Calgary Public Library in Seton, quick access to Deerfoot and Stoney Trails and public transit. Take this opportunity to enter the market in a great property, in a great complex and in a great community!