206 Cranbrook Square SE Calgary, Alberta

MLS # A2255418

\$567,500

Cranston

	Type:	Residential/Five Plus 2 Storey		
	Style:			
	Size:	1,432 sq.ft.	Age:	2020 (5 yrs old)
	Beds:	2	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
Forced Air, Natural Gas		Water:	-	
Carpet, Vinyl Plank		Sewer:	-	
Asphalt Shingle		Condo Fe	e: \$ 352	
Full		LLD:	-	
Vinyl Siding		Zoning:	M-1	
Poured Concrete		Utilities:	-	
Breakfast Bar, No Animal Home, No Smoking Hom	ne, Pantry, Quar	tz Counters, Walk-In	Closet(s)	
window coverings				
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	Carpet, Vinyl Plank Asphalt Shingle Full Vinyl Siding Poured Concrete	Style: Size: Beds: Garage: Lot Size: Lot Feat: Forced Air, Natural Gas Carpet, Vinyl Plank Asphalt Shingle Full Vinyl Siding Poured Concrete Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quar	Style: 2 Storey Size: 1,432 sq.ft. Beds: 2 Garage: Garage Door Ope Lot Size: - Lot Feat: Backs on to Park/ Forced Air, Natural Gas Water: Carpet, Vinyl Plank Sewer: Asphalt Shingle Condo Fe Full LLD: Vinyl Siding Poured Concrete Utilities: Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In the state of the s	Style: 2 Storey Size: 1,432 sq.ft. Age: Beds: 2 Baths: Garage: Garage Door Opener, Single G Lot Size: - Lot Feat: Backs on to Park/Green Space Forced Air, Natural Gas Water: - Carpet, Vinyl Plank Sewer: - Asphalt Shingle Condo Fee: \$ 352 Full LLD: - Vinyl Siding Zoning: M-1 Poured Concrete Utilities: - Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)

Division:

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! Upstairs, 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! Come check out the open house this weekend, September 13th from 3PM-5PM!