

206 Cranbrook Square SE  
Calgary, Alberta

MLS # A2274144



## \$567,500

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Street Lighting		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Vinyl Plank		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Full		
<b>Exterior:</b>	Vinyl Siding		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 352		
<b>LLD:</b>	-		
<b>Zoning:</b>	M-1		
<b>Utilities:</b>	-		

**Inclusions:** window coverings

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!