

**207 Cranford Crescent SE  
Calgary, Alberta**

**MLS # A2278601**



# \$575,000

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Soaking Tub, Tankless Hot Water, Vinyl Windows

**Inclusions:** TV Brackets

This charming, detached two-storey situated on a quiet street offers an excellent plan that makes every inch count. You and your family will enjoy a spacious living room that can accommodate that comfy overstuffed couch you have been coveting. Gather around the gas fireplace with your favorite beverage on crisp wintery nights or wrestle around on the plush carpet! The stylish kitchen will not disappoint. It checks all the boxes- pantry, granite counter tops, stainless steel appliances, pot drawers, easy care plank flooring, large center island with eating bar, and even a beverage station. The dining area will comfortably fit your table and has large windows and an abundance of natural light. There is a 2-piece bathroom/laundry/mud room combination conveniently located at the back door. Wash the puppy's muddy paws and make sure the kids can wash up and remove those muddy clothes before they enter the general living space! Upstairs, the generously sized master bedroom has a walk-in closet and an ensuite bathroom with a jetted soaker tub for added relaxation. Two additional bedrooms each feature large windows and share a full bathroom with a combination shower/tub. All bedrooms have neutral plush carpeting for comfort. Additional Features include Central air conditioning for year-round comfort, Navien Hot Water on demand, programmable thermostat. The basement is unspoiled with a roughed in bathroom. It awaits development personalized to your needs. The backyard is fully fenced for privacy, with a deck for your BBQ and a large parking pad/future garage site. The location in the community is ideal offering close proximity to both Catholic and public schools. It is a quick warm up walk to the community clubhouse/recreation center where you will enjoy year-round fun activities like skating, tennis, basketball and more. Outdoor enthusiast

will enjoy walking along Cranston ridge or biking down to the Bow River. You are also very close to public transit with quick and easy access to Deerfoot and Stoney trails. There are many amenities nearby in Cranston, but you will also enjoy quick access to the amenities in Seton including Calgary South Health Campus/Hospital, YMCA, Cineplex, and Calgary Public Library. This stylish and practical plan maximized every room making it a comfortable and inviting place to call home. Whether you're enjoying the spacious backyard, relaxing by the fireplace, or entertaining guests in the open concept living area, this home is designed for both convenience and comfort. Come see the difference a well executed plan makes! Call your favorite agent and book your private tour today!