

196 Cranford Walk SE
Calgary, Alberta

MLS # A2174257



\$359,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	959 sq.ft.	Age:	2013 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Alarm (no Contract)		

****Move in NOW!!**** Enjoy Air-conditioned living on ONE LEVEL with an expansive OPEN FLOOR PLAN with a lovely warm color pallet accented with gorgeous GRANITE Counters & high 9' ceilings. Corner Unit with Views!! Oversized windows throughout invite an abundance of natural daylight into this great space. This contemporary condo design offers a 1 bedroom + ensuite bathroom and is well-appointed with many upgraded details—over 959 sq ft of modern living, design & value. Check out the 3D tour, pictures, and floor plan. Bright open design with large windows on three sides creates an excellent living space, with an extra large great room overlooking the kitchen/nook combo on the main floor. This "Bite Sized" kitchen area features custom wood cabinets, granite countertops & an undermount stainless steel sink and stainless steel appliances. Other upgrades include a sizeable primary bedroom with south views, a walk-in closet & ensuite, an attached single-car garage, a main floor laundry room + storage, modern light/plumbing fixtures, Luxury vinyl plank floors & carpet in the bedroom, and modern wall colors. You will also discover your GAS HOOKUP on the spacious outdoor deck. Plus, a fenced front concrete patio that is covered - is perfect for welcoming all your friends & family to your home. Only minutes away from Cranston Community Centre - Century Hall, winter skate park and summer splash park/ tennis court, transit, schools, shopping, Hotel, Bow River, movie theater, Seton, and the South Health Campus, and all with quick access to the Deer Foot with two nearby exits. Oversized bungalow townhome perfect for someone looking for a quiet, safe & private home - no side neighbors.