



GRASSROOTS
REALTY GROUP

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50 Cranbrook Gardens SE
Calgary, Alberta

MLS # A2245673



\$534,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,801 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Lake, Landscaped, Lawn, Treed		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE ON SUNDAY, SEPTEMBER 28, FROM 2PM TO 4PM. PRICE REDUCTION ALERT! WELCOME TO A WONDERFUL TOWNHOUSE WITH A VIEW ON A MAGNIFICENT POND. BACKING ON TO OPEN SPACES, NO OTHER UNIT ENTRANCE. BUILT BY CEDERGLEN. OVERSIZE DOUBLE ATTACHED GARAGE. VISITOR PARKING STALLS AVAILABLE. THE FIRST LEVEL FEATURES A FLEX AREA/RECREATIONAL ROOM. THE MAIN LEVEL FEATURES OVERSIZE WINDOWS OFFERING PLENTY OF NATURAL LIGHT. LUXURY PLANK VINYL FLOORING. THE KITCHEN FEATURES STAINLESS STEEL APPLIANCES, LOVELY CABINETRY, A LARGE PANTRY, TIMELESS SUBWAY TILE BACKSLASH, AND QUARTZ COUNTER TOPS AND ISLAND. LARGE DINING ROOM. PRIVATE DEN. LOVELY POWDER ROOM ON MAIN LEVEL. EXPANSIVE GLASS RAILED BALCONY WITH MAGNIFICENT POND VIEWS. THE PRIMARY BEDROOM FEATURES MOUNTAIN VIEWS, A HUGE WALK-IN CLOSET, AND WEST EXPOSURE. THE ENSUITE FEATURES 2 SINKS, QUARTZ COUNTER TOPS, AND AN OVERSIZE SHOWER. 2 ADDITIONAL LARGE BEDROOMS, AND A FULL BATHROOM. THE LAUNDRY IS LOCATED ON THE UPPER LEVEL. ADDITIONAL UPGRADES INCLUDE HOT WATER ON DEMAND, HEAT RECOVERY VENTILATOR, A/C ROUGH-IN, FIBRE OPTIC HIGH-SPEED INTERNET READY. ELECTRIC PANEL IN GARAGE FOR A FUTURE ELECTRIC VEHICLE CHARGER. FULLY LANDSCAPED COMPLEX IS PET FRIENDLY, UPON BOARD APPROVAL. EXTENDED PATHWAYS, LEAD TO THE COURTYARD AND A WONDERFUL POND. CLOSE TO RIVER PATHWAYS THAT WIND AROUND FISH CREEK PARK. CLOSE TO SHOPPING, SCHOOLS, PARKS, AND AMENITIES.

EASY ACCESS TO DEERFOOT AND STONEY TRAILS.