



GRASSROOTS
REALTY GROUP

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206 Cranbrook Square SE
Calgary, Alberta

MLS # A2255418



\$567,500

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
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		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 352

LLD: -

Zoning: M-1

Utilities: -

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!