

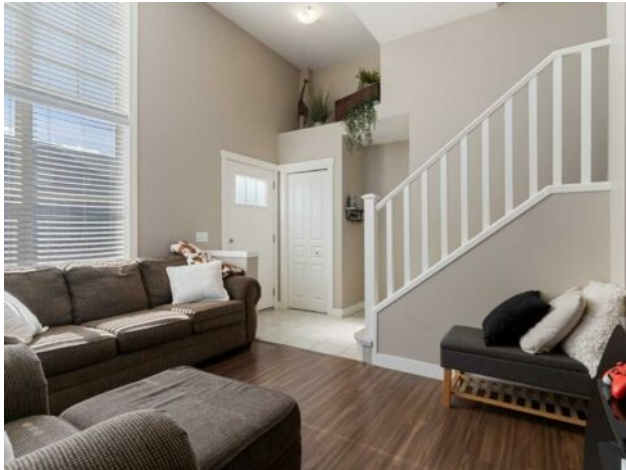


GRASSROOTS
REALTY GROUP

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199 Cranford Walk SE
Calgary, Alberta

MLS # A2266213



\$400,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,235 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Garage Faces Re		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Open Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Remote(s)		

NOW is the TIME - RARE Double WIDE Attached-Garage, upgraded 1235 sq ft double-Primary Townhome in beautiful condition for \$400k - additional Parking and THIS home is perfect for those who love seeing NO ONE and NOTHING but Views all around! SEE Detailed Floor Plans, and 3D iGuide Virtual Tour for best experience! Prime location - sole end unit with one neighbour, close to pathways in quietest highest corner of Harvest Mosaic - your personal Patio is quiet, by the community screening fence. The Main Foyer and Living Room is vaulted, with HUGE 2-sided Windows. Up half a flight is the full-sized Dining Room and Kitchen, brilliantly split into a Coffee Bar/Pantry, with the stainless Fridge outside of the main cooking area, where the existing raised 3 to 4 person Eating Bar can be enhanced by a floating chop-block island for utility. Granite counters, unique splash tile, and dark Cabinets are contemporary styled, and the glass top Range, over-the-range Microwave Hood and Dishwasher are also in stainless steel. Hard plank floors and tiles enhance the vibe. Upstairs, double Primary Bedrooms both hold King-sized furnishing (one is current-use Office/Guest/Pup) each has a private Ensuite, Granite vanities, a walk-in shower or tub/shower unit AND both have large Walk-in Closets, with organiser shelves in addition to hanging. The wide landing at the top of the stair gives room for in-suite Laundry days, or, use as a reading Loft! As a bonus, the lowest level is partially developed with drywall, with room for Games AND Storage - just enclose the recently cleaned/serviced Furnace and 60 Gallon Hot Water Tank. Enjoy BBQ year round on the concrete patio, with hedge surroundings, perfect for you, friends, family, or your closest canine friend (one)! Harvest Mosaic in Cranston uses solar panels, micro inverters and motion security lights at the pathways,

composite siding, masonry, iron railings, all for highest value and longevity - great reserve plan and maintenance (new RFSR is in the works). Don't wait to experience 199 Cranford Walk SE today - agents can see documents immediately in supplements.