



GRASSROOTS
REALTY GROUP

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**107, 200 Cranfield Common SE
Calgary, Alberta**

MLS # A2280265



\$310,000

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	925 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Composite Siding, Stucco, Wood Frame
Foundation:	-
Features:	Closet Organizers, Granite Counters, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 571
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: n/a

Hello #107!! Discover this bright and beautifully maintained 2-bedroom, 2-bathroom main-floor condo offering over 924 sq. ft. of thoughtfully designed living space in one of Calgary's most sought-after southeast communities. With true pride of ownership throughout, this home seamlessly blends modern style, comfort, and everyday convenience. The open-concept layout features 9-foot ceilings and large south-facing windows that flood the space with natural light. The modern kitchen is well-appointed with sleek quartz countertops, lightly used stainless steel appliances, abundant cabinetry, a large walk-in pantry, and a generous breakfast bar that comfortably seats four—perfect for casual dining or entertaining. The kitchen flows effortlessly into the dining and living areas, finished with luxury vinyl plank flooring, creating a warm and inviting atmosphere. Step outside to your private patio, an ideal spot for a morning coffee. You'll enjoy the privacy of this corner unit and the open green space! The spacious primary suite offers a walk-through closet and a 4-piece ensuite, while the second bedroom provides the same sun-drenched ambiance; excellent for guests, a home office, or a roommate, and conveniently located next to a second full bathroom. Additional features include in-suite full-size stackable laundry, a dedicated storage locker, an assigned parking stall conveniently located at the front entry, ample visitor parking, and access to a common courtyard playground. The quiet, family-friendly building enhances the appeal of this comfortable and functional home. Residents of Cranston enjoy Cranston Century Hall with a gym, splash park, skating rink, sports courts, and event spaces. Trail and park adventurers will love the walking and biking paths connecting to Fish Creek Park and the Bow River. Residents benefit from

nearby schools, playgrounds, green spaces, shopping, dining, and entertainment that are minutes away at Cranston Market and Seton Urban District, as well as South Health Campus, Cineplex, and the world's largest YMCA. With quick access to Deerfoot Trail, Stoney Trail, and public transit, commuting is easy and convenient. Whether you're a first-time buyer, investor, or downsizer, this beauty offers the perfect blend of comfort and convenience.