



**1210 Cranford Court SE**  
**Calgary, Alberta**

**MLS # A2208450**



**\$449,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 365
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** TV Mount in Great Room

\*\*\* Nicely located in a quiet area of this great complex, The Carmine - remains the most popular model, boasting an OPEN CONCEPT LAYOUT with an expansive KITCHEN ISLAND, offering plenty of great storage, GRANITE COUNTERTOPS, and a FLEX AREA perfect for a home office. Rich espresso HARDWOOD FLOORS throughout the main floor complement the full-height cabinetry and glass-tile backsplash. Large windows to the east with a WALK-OUT BALCONY to the west provide plenty of natural light. Upstairs, you will find two Primary suites, each with its own private ensuite bath, walk-in closets, ceiling fans, and a large laundry storage room (no running down flights of stairs with your laundry basket!) The lower level provides access to the double garage and enough room to create a hobby or TV room. Add to this the double attached garage, keeping your vehicles out of the cold and hail, making this a perfect home! This is a well-cared-for complex in an ideal location - close to shopping, schools, and major transportation routes. Here is your opportunity to stop renting and enjoy the luxury of home ownership!