

**204, 100 Cranfield Common SE
Calgary, Alberta**

MLS # A2148445



\$328,800

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	921 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 546
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Storage		

Inclusions: N/A

This perfect END UNIT enjoys a quiet morning VIEW from the EAST FACING BALCONY (and to the south). This is your opportunity to own a COVETED 2 BED/2 BATH CORNER UNIT where the master bedroom is draped with even more natural light FROM 2 SIDES. The 9 FOOT CEILINGS and large OPEN PLAN provides an airy and bright atmosphere. The large kitchen has plenty of counter space, a generous pantry, with modern cabinets and black appliances and an IN-SUITE LAUNDRY. The PRIMARY BEDROOM is spacious with walk through closet and full 4 PIECE EN-SUITE! There's a sizable SECOND BEDROOM and FULL SEPARATE BATHROOM for guests OR SHARED ACCOMMODATION! THE IN-SUITE LAUNDRY is above and beyond the complex's COMMON AREA LAUNDRY ROOM, BICYCLE STORAGE ROOM, SEPARATE STORAGE LOCKER (unit 20) and ASSIGNED PARKING (STALL 29 IMMEDIATELY OUT THE FRONT DOOR). This is a fantastic location! A short walk to the Cranston Ridge and Fish Creek Pathways, PARK, SCHOOL, SOBEYS and the inevitable WING NIGHT out at the neighbourhood BERWICK PUBLIC HOUSE. Not to mention the immediate access to the South Calgary Hospital, Deerfoot Trail, Stoney Trail and numerous amenities that Seton offers. Don't wait to call your realtor to schedule your private viewing today.