

**109, 200 Cranfield Common SE
Calgary, Alberta**

MLS # A2174086



\$344,900

Division:	Cranston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	909 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 546
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: NONE

Outstanding value is reflected in this immaculately maintained and beautiful 2 Bedroom 2 Bath Condo located in the desirable Community of Cranston. Fresh and ready for a December possession, you will discover a wonderful open floorplan inviting abundant natural south-facing sunlight into this beautiful space. The nicely modern kitchen area features designated lighting, an ample extended island to enjoy meals, rich dark cabinets, and a full, stylish subway tile backsplash. The California Split floorplan with a beautiful soaring 9' ceiling maximizes every inch and offers 2 spacious bedrooms, with the Primary Suite boasting a walk-through closet and a Full 4pc Bath. The oversized windows frame in this fabulous home is complimented with a sizeable 11x6 deck on which to enjoy your morning coffee. Heat, Water, and Sewer are included in your condo fees, along with a dedicated storage unit #22 just for you! Only minutes away from transit, schools, shopping, Hotel, Bow River, movie theater, Seton, and the South Health Campus, and all with quick access to the Deer Foot with two nearby exits. Enjoy the beauty, great weather and quiet of residing in the South while being close to all of your big city needs. Welcome Home! Call your friendly REALTOR(R) today to book a viewing.