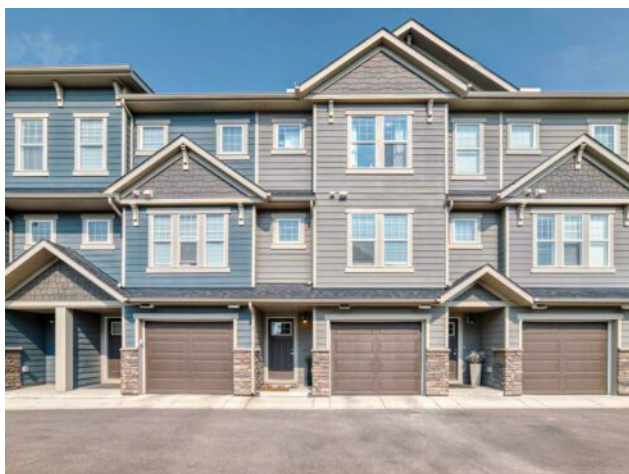


206 Cranbrook Square SE
Calgary, Alberta

MLS # A2274144



\$567,500

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	window coverings		

Welcome to this spacious townhome, offering over 1600 square feet of living space! Featuring two master suites (both with walk-in closets!), each offering breath taking views of the lush green space behind the property. With no neighbours behind, you will enjoy a private backyard where wildlife will occasionally wander by! The perfect spot to enjoy your morning coffee or evening quiet time. The finished basement provides many options! An extra living space, a home office, or even a guest suite could be enjoyed! Upstairs, the dining area & kitchen overlook the separate living room, that also has views of the green space! The home has AIR CONDITIONING as well! Enjoy your new home with comfort and ease. A rare opportunity in a desired neighbourhood. Schools, parks, and many amenities are located minutes away. Don't miss your chance to call this home yours! An excellent opportunity for investors or a first time home owner! Come check out the open house this weekend, September 13th from 3PM-5PM!