1210 Cranford Court SE
Calgary, Alberta

MLS # A2218265
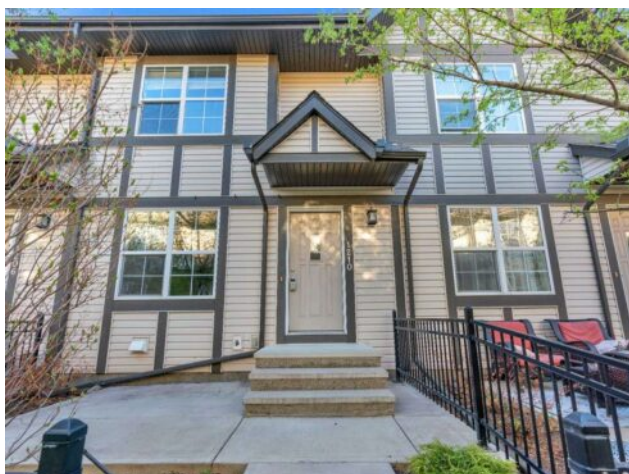
$449,900

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

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 365
Basement:	Partial, Partially Finished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	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. FRESHLY PAINTED WITH NEW CARPETS! 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 a 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 has 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! The lower level could easily be finished to add living space to this home - a hobby room or media room would work well here. This is a well-cared-for complex in an ideal location - close to shopping, schools, and major transportation routes. MOVE IN READY! Here is your opportunity to stop renting and enjoy the luxury of home ownership!