

106 Cranbrook Square SE
Calgary, Alberta

MLS # A2194129



\$459,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,526 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall, Titled		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 274
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Wall Mounted Swivel TV Bracket

An exceptional modern 3 Story home located in Cranston, a highly sought after community on the edge of the Bow River, offering stunning views & gorgeous walking paths. This unit comes with TWO PARKING spaces, (1 titled & 1 assigned) You will love the upgrades & design choices in this 3-storey townhome with a private rooftop terrace. Central Air will Keep you Cool this summer. The master bedroom features a 3pc ensuite bath with standing glass shower & dual his-and-hers closets providing lots of storage space. Luxury vinyl plank flooring throughout the main living areas, 9' ceilings on main floor, upgraded quartz counters & SS Appliances. The three-floor layout is perfect for creating different spaces within the home, the top-level room is a cozy retreat with lots of natural light, which could be used as a family room, workout space, home office or space for guests, with the bonus of a Private Patio with gorgeous views. Your own private yard completely fenced with space for a small garden & a patio set. This is a Pet friendly complex: Two dogs (up to 65lbs each) are welcome with board approval. Being part of the Cranston Residents Association, you will enjoy the skating rink, splash park, playground, tennis & basketball courts. This home is the perfect location, there is a playground just steps away and so close to South Health Campus, restaurants, shopping, theatres, parks, pathways, & the best YMCA. Nature Lovers will enjoy the walking/biking trails in Fish creek park and the Bow River. Plus, very easy access to Deerfoot & Stoney Trail.