

1210 Cranford Court SE
Calgary, Alberta

MLS # A2208450



\$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

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Partial, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: \$ 365

LLD: -

Zoning: M-1

Utilities: -

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. 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 its own 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 provides access to the double garage and 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! This is a well-cared-for complex in an ideal location - close to shopping, schools, and major transportation routes. Here is your opportunity to stop renting and enjoy the luxury of home ownership!