

# \$480,000 - 199 Cranford Walk Se, Calgary

MLS® #A2212241

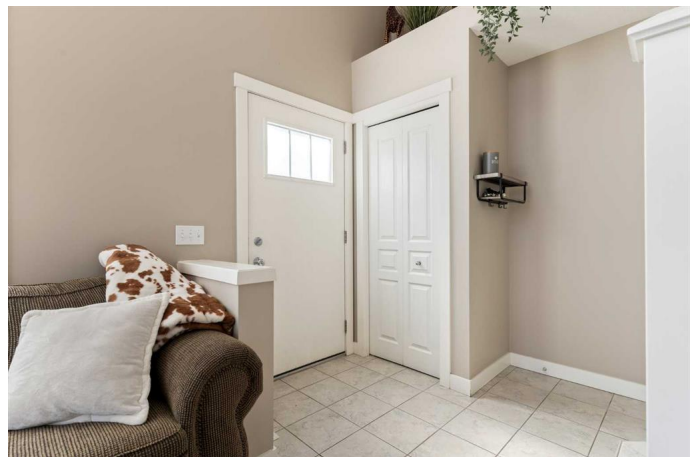
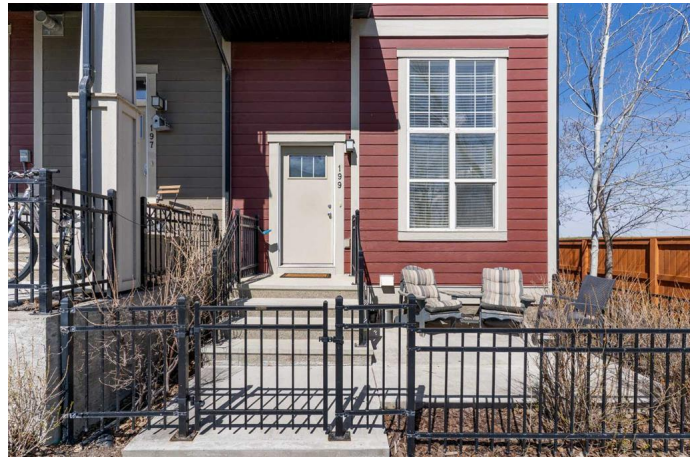
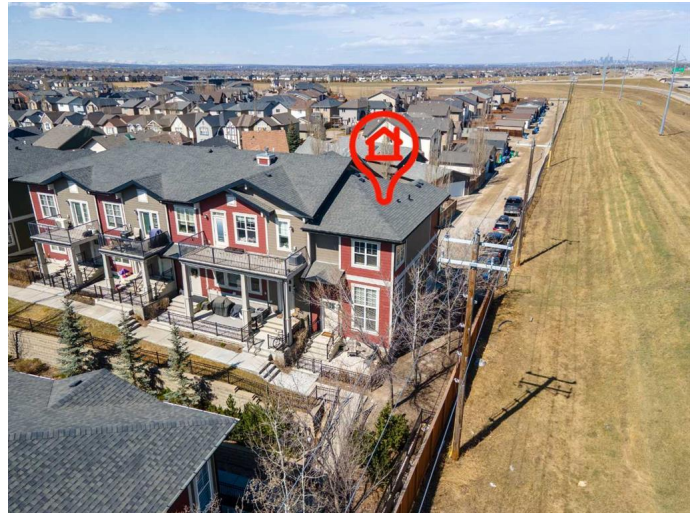
**\$480,000**

2 Bedroom, 3.00 Bathroom, 1,235 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

This home is in a one-of-a-kind prime location, and don't miss the OPEN HOUSE on Friday, April 25, 2025 2pm to 5pm, AND Sunday April 27, 2025 1pm to 3pm. 199 Cranford Walk SE is the ONLY end unit with 3 sided views, situated at the highest, furthest point in the complex, and with unparalleled convenience - located at the end of the single family alley before the main entry, park directly in your DOUBLE WIDE attached Garage driveway, and enter "at level ground" right by the beautiful walking pathways, with tons of additional parking for your family and friends in addition to the Visitor Parking in the main lot. The 3-level-split floor plan is one of the most popular (most recent 2025 Sold was \$515k, so great value in purchasing now!) and gives a huge open aspect to the curb appeal upon entry, with a full tiled foyer and closet, directly beside the large living room, which includes 2 walls of 2-storey window South facing sunlight. Up half a flight is the beautiful full-sized Dining Room and Kitchen, which is intelligently split into a sidebar with stainless fridge, pantry and desk/coffee bar, and the main cooking area, where an additional chopping block island can be located, in addition to the existing raised 3 to 4 person eating bar. Granite counters, more stainless appliances, unique backsplash, and stylish dark cabinets add to the aesthetics of this gorgeous 1235 square foot home, along with the hard plank flooring through the main living areas. Upstairs, double Primary Bedrooms, both hold King-sized furnishing



(one is being used as a Den/Office/Guest space currently). Each room is equipped with private Ensuite, complete with Granite vanity, walk-in shower or tub/shower unit, and both have a large Walk-in Closet, with folding shelves in addition to hanging, to provide tons of space for clothing and personal best use. The wide landing at the top of the stairs allows room for comfortable in-suite Laundry days, or, can be treated as a reading Loft! As a bonus, the lowest level offers huge storage under the stairs (30+ square feet) AND a full Games Room, partially developed with drywall - just needs to have the recently cleaned/serviced Furnace and 60 Gallon Hot Water Tank enclosed, to feel complete, and offer future resale values. Enjoy BBQ year round on the concrete patio, with some natural hedges around, perfect for your use, friends, family or your closest canine friend(s)! Harvest Mosaic in Cranston - innovative progressive construction to SAVE money for savvy owners on common area maintenance - solar paneling and micro inverters on the recycling shed, motion security lights at the low-maintenance pathways, high end siding, masonry, iron railings, and an elegant tiered-pathway system between unit blocks, all combine to give privacy and a mountain chalet curb appeal to the entry points.

Built in 2013

### **Essential Information**

MLS® #	A2212241
Price	\$480,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.00

Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

### **Community Information**

Address	199 Cranford Walk Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R6

### **Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	3
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear, Paved, Enclosed, Owned, Side By Side
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None, Other
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Private Yard, Uncovered Courtyard
Lot Description	Back Lane, Corner Lot, Front Yard
Roof	Asphalt Shingle, See Remarks
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	3
Zoning	M-1
HOA Fees	181
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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