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112, 200 Cranfield Common SE  
Calgary, Alberta

MLS # A2238273



**\$345,500**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Cranston                           |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 925 sq.ft.                         | Age:   | 2017 (8 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Stall                              |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Baseboard  | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Laminate   | Sewer:     | -      |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 571 |
| Basement:   | None   | LLD:       | -      |
| Exterior:   | Composite Siding, Stone, Stucco, Wood Frame  | Zoning:    | M-2    |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage |            |        |

Inclusions: NA

Welcome Home to Cranston! Your Bright & Spacious Main Floor Oasis Awaits! Imagine stepping into a sun-drenched sanctuary, where modern living meets convenience and community spirit. This stunning main floor, open-concept condo in the desirable southeast Calgary community of Cranston offers the perfect blend of style, comfort, and accessibility. Boasting two generously sized bedrooms and two full bathrooms, this meticulously maintained unit is ideal for first-time homebuyers, young professionals, downsizers, or savvy investors. The thoughtfully designed open floor plan seamlessly connects the spacious living area, dining nook, and well-appointed kitchen, creating an inviting atmosphere perfect for entertaining friends and family or simply relaxing after a long day. Prepare to be bathed in natural light streaming through the large windows, enhanced by the coveted south-facing balcony. Picture yourself enjoying your morning coffee or evening sunsets on your private outdoor retreat, overlooking the vibrant community. The modern kitchen features sleek countertops, ample cabinetry, and a functional layout, making meal preparation a breeze. The two well-proportioned bedrooms offer comfortable retreats, with the master suite often featuring a private ensuite bathroom for added convenience and privacy. The second full bathroom ensures ease and comfort for guests or residents. Enjoy community features such as Cranston Century Hall: A residents' association with a splash park, gymnasium, meeting rooms, and more. Extensive Pathways and Green Spaces: Perfect for walking, biking, and enjoying the outdoors. Playgrounds and Parks: Ideal for families with children. Close Proximity to Shopping and Dining: With easy access to Seton's urban district and other retail options. Don't miss your chance to experience comfortable, convenient, and stylish living. Schedule

your private viewing today and start envisioning your life in this wonderful Cranston condo!