



144 Cranbrook Square Calgary Alberta

\$429,900

**** This home is less than a year old! **** Once you have entered, you will know you've found your new home! Upon entry, you'll be greeted by an open concept main floor plan featuring a bright and spacious living room. Just beyond lies the upgraded kitchen boasting gorgeous quartz counter tops, plenty of cupboards and counter space, large pantry, and stainless-steel appliances. Just beyond the cozy dining room is access to the fully fenced backyard - perfect for dog lovers! Head upstairs and you will find two good sized bedrooms with large windows that allow an abundance of natural light in. The primary bedroom features a 3-piece ensuite bathroom and a walk-in closet. There is also a main 4-piece bathroom and a laundry room upstairs. The highlight to this amazing home is the upper third floor bonus room, which leads to a large, private, west facing rooftop patio, large enough to entertain your family and friends from spring to fall! Upgrades include laminate and tile flooring throughout, lighting and a full bind package. Quick access to Fish Creek & pathways along the Bow! This home's location also provides easy access to Deerfoot Trail, the South Hospital Campus, schools, parks, tot lots, river pathways, movie theatre, as well as shopping and dining options. Do not miss this opportunity! (id:6769)

Bonus Room 16.92 Ft x 10.17 Ft	2pc Bathroom .00 Ft x .00 Ft
Other 14.25 Ft x 8.00 Ft	Primary Bedroom 11.67 Ft x 11.50 Ft
Living room 13.08 Ft x 11.00 Ft	Bedroom 14.08 Ft x 10.17 Ft
Kitchen 13.75 Ft x 7.50 Ft	Laundry room 3.33 Ft x 3.33 Ft
Dining room 12.00 Ft x 11.25 Ft	3pc Bathroom .00 Ft x .00 Ft
Furnace 13.00 Ft x 2.50 Ft	4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX REAL ESTATE
(MOUNTAIN VIEW)

<http://www.johnnyremax.com>

RE/MAX[®]

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net