



## 200 Cranfield Common Calgary Alberta

\$249,900

Pride of ownership! Welcome home to this bright, top-floor, south-facing suite, with all-day natural light and scenic views. Whether you're a first-time buyer, downsizer, or investor, this home is the perfect blend of style, comfort, and convenience. This 1-bedroom unit offers an open floor plan with soaring 9-foot ceilings and modern finishes throughout. Step inside to a generous foyer that leads into a contemporary kitchen featuring granite countertops, modern cabinetry, stainless steel appliances, and a breakfast bar, ideal for casual dining or entertaining. The spacious living room offers flexibility for a dining area or home office setup, featuring three large south-facing windows that overlook the park. Step through the new screen door to access your private, sun-filled balcony, perfect for morning coffee or evening relaxation. The bedroom is filled with natural light from two large windows and boasts a walk-through closet, as well as convenient access to the full bathroom. The bedroom boasts brand-new carpet that was just installed. Bonus features include an in-suite laundry, extra storage closets, a window air conditioner, a TV mount, and a new screen door, all of which will stay with the property. The suite comes with an assigned stall and a designated storage unit for extra convenience. This well-maintained building is ideally situated next to parks and green space with a playground. It is conveniently located near schools, shopping, transit, the off-leash dog park, restaurants, and popular facilities of Seton, including the regional hospital and the largest YMCA. Quick access to Deerfoot and Stoney Trail makes commuting in any direction a breeze. Don't miss your chance to make this lovely home your own. Book your private viewing today! (id:6769)

Kitchen 11.42 Ft x 9.75 Ft

Dining room 8.42 Ft x 6.00 Ft

Living room 13.67 Ft x 12.50 Ft

Primary Bedroom 9.33 Ft x 10.00 Ft

Laundry room 3.33 Ft x 3.33 Ft

4pc Bathroom 5.67 Ft x 8.50 Ft

Listing Presented By:



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