



50 Cranbrook Gardens Calgary Alberta

\$539,000

OPEN HOUSE ON SATURDAY, SEPTEMBER 6, FROM 2PM TO 4PM. WELCOME TO A WONDERFUL TOWNHOUSE WITH A VIEW ON A MAGNIFICENT POND. BUILT BY CEDERGLEN. OVERSIZE DOUBLE ATTACHED GARAGE. VISITOR PARKING STALLS AVAILABLE. THE FIRST LEVEL FEATURES A FLEX AREA/RECREATIONAL ROOM. THE MAIN LEVEL FEATURES OVERSIZE WINDOWS OFFERING PLENTY OF NATURAL LIGHT. LUXURY PLANK VINYL FLOORING. THE KITCHEN FEATURES STAINLESS STEEL APPLIANCES, LOVELY CABINETS, A LARGE PANTRY, TIMELESS SUBWAY TILE BACKSLASH, AND QUARTZ COUNTER TOPS AND ISLAND. LARGE DINING ROOM. PRIVATE DEN. LOVELY POWDER ROOM ON MAIN LEVEL. EXPANSIVE GLASS RAILED BALCONY WITH MAGNIFICENT POND VIEWS. THE PRIMARY BEDROOM FEATURES MOUNTAIN VIEWS, A HUGE WALK-IN CLOSET, AND WEST EXPOSURE. THE ENSUITE FEATURES 2 SINKS, QUARTZ COUNTER TOPS, AND AN OVERSIZE SHOWER. 2 ADDITIONAL LARGE BEDROOMS, AND A FULL BATHROOM. THE LAUNDRY IS LOCATED ON THE UPPER LEVEL. ADDITIONAL UPGRADES INCLUDE HOT WATER ON DEMAND, HEAT RECOVERY VENTILATOR, A/C ROUGH-IN, FIBRE OPTIC HIGH-SPEED INTERNET READY. ELECTRIC PANEL IN GARAGE FOR A FUTURE ELECTRIC VEHICLE CHARGER. FULLY LANDSCAPED COMPLEX IS PET FRIENDLY, UPON BOARD APPROVAL. EXTENDED PATHWAYS, LEAD TO THE COURTYARD AND A WONDERFUL POND. CLOSE TO RIVER PATHWAYS THAT WIND AROUND FISH CREEK PARK. CLOSE TO SHOPPING, SCHOOLS, PARKS, AND AMENITIES. EASY ACCESS TO DEERFOOT AND STONEY TRAILS. (id:6769)

2pc Bathroom 5.33 Ft x 4.92 Ft
Den 7.75 Ft x 6.08 Ft
Dining room 11.75 Ft x 10.67 Ft
Kitchen 11.67 Ft x 12.33 Ft
Living room 16.67 Ft x 15.33 Ft
4pc Bathroom 8.17 Ft x 4.92 Ft
4pc Bathroom 8.00 Ft x 7.83 Ft

Bedroom 8.17 Ft x 12.58 Ft
Laundry room 7.58 Ft x 5.58 Ft
Primary Bedroom 12.00 Ft x 16.25 Ft
Other 3.67 Ft x 15.25 Ft
Foyer 4.92 Ft x 13.92 Ft
Recreational, Games room 11.25 Ft x 9.92 Ft
Other 8.58 Ft x 3.58 Ft

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