



199 Cranford Walk Calgary Alberta

\$400,000

NOW is the TIME - RARE Double WIDE Attached-Garage, upgraded 1235 sq ft double-Primary Townhome in beautiful condition for \$400k - additional Parking and THIS home is perfect for those who love seeing NO ONE and NOTHING but Views all around! SEE Detailed Floor Plans, and 3D iGuide Virtual Tour for best experience! Prime location - sole end unit with one neighbour, close to pathways in quietest highest corner of Harvest Mosaic - your personal Patio is quiet, by the community screening fence. The Main Foyer and Living Room is vaulted, with HUGE 2-sided Windows. Up half a flight is the full-sized Dining Room and Kitchen, brilliantly split into a Coffee Bar/Pantry, with the stainless Fridge outside of the main cooking area, where the existing raised 3 to 4 person Eating Bar can be enhanced by a floating chop-block island for utility. Granite counters, unique splash tile, and dark Cabinets are contemporary styled, and the glass top Range, over-the-range Microwave Hood and Dishwasher are also in stainless steel. Hard plank floors and tiles enhance the vibe. Upstairs, double Primary Bedrooms both hold King-sized furnishing (one is current-use Office/Guest/Pup) each has a private Ensuite, Granite vanities, a walk-in shower or tub/shower unit AND both have large Walk-in Closets, with organiser shelves in addition to hanging. The wide landing at the top of the stair gives room for in-suite Laundry days, or, use as a reading Loft! As a bonus, the lowest level is partially developed with drywall, with room for Games AND Storage - just enclose the recently cleaned/serviced Furnace and 60 Gallon Hot Water Tank. Enjoy BBQ year round on the concrete patio, with hedge surroundings, perfect for you, friends, family, or your closest canine friend (one)! Harvest Mosaic in Cranston uses solar panels, micro inverters and motion security lights at the pathways, composite siding, masonry,...

Dining room 12.08 Ft x 10.92 Ft

Kitchen 11.17 Ft x 10.67 Ft

Other 8.58 Ft x 6.67 Ft

Pantry 2.33 Ft x 2.00 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft

3pc Bathroom 8.00 Ft x 5.08 Ft

Primary Bedroom 14.25 Ft x 12.00 Ft

Primary Bedroom 13.33 Ft x 10.58 Ft

Recreational, Games room 11.83 Ft x 10.08 Ft

Storage 9.25 Ft x 3.08 Ft

Furnace 6.17 Ft x 3.67 Ft

Foyer 6.92 Ft x 6.33 Ft

a

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

4pc Bathroom 7.83 Ft x 4.92 Ft

Living room 13.17 Ft x 10.42 Ft

Laundry room 3.83 Ft x 3.00 Ft