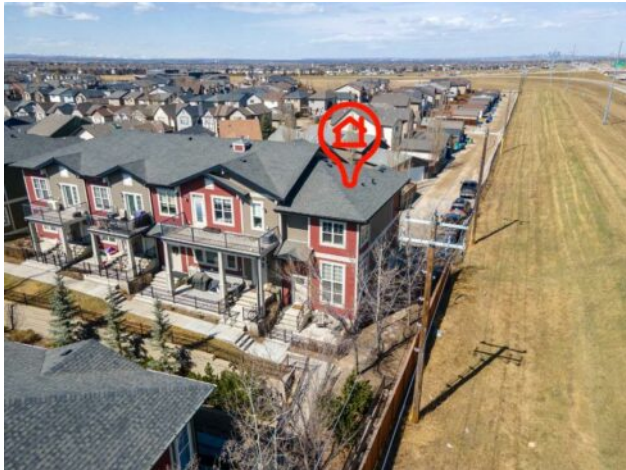


199 Cranford Walk SE  
Calgary, Alberta

MLS # A2212241



**\$480,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, See Remarks	<b>Condo Fee:</b>	\$ 408
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This home is in a one-of-a-kind prime location, and don't miss the OPEN HOUSE on Saturday May 3, 2025 12pm to 3:00pm. 199 Cranford Walk SE is the ONLY end unit with 3 sided views, situated at the highest, furthest point in the complex, and with unparalleled convenience - located at the end of the single family alley before the main entry, park directly in your DOUBLE WIDE attached Garage driveway, and enter "at level ground" right by the beautiful walking pathways, with tons of additional parking for your family and friends in addition to the Visitor Parking in the main lot. The 3-level-split floor plan is one of the most popular (most recent 2025 Sold was \$515k, so great value in purchasing now!) and gives a huge open aspect to the curb appeal upon entry, with a full tiled foyer and closet, directly beside the large living room, which includes 2 walls of 2-storey window South facing sunlight. Up half a flight is the beautiful full-sized Dining Room and Kitchen, which is intelligently split into a sidebar with stainless fridge, pantry and desk/coffee bar, and the main cooking area, where an additional chopping block island can be located, in addition to the existing raised 3 to 4 person eating bar. Granite counters, more stainless appliances, unique backsplash, and stylish dark cabinets add to the aesthetics of this gorgeous 1235 square foot home, along with the hard plank flooring through the main living areas. Upstairs, double Primary Bedrooms, both hold King-sized furnishing (one is being used as a Den/Office/Guest space currently). Each room is equipped with private Ensuite, complete with Granite vanity, walk-in shower or tub/shower unit, and both have a large Walk-in Closet, with folding shelves in addition to hanging, to provide tons of space for clothing and personal best use. The wide landing at the top of the stairs allows room for comfortable in-suite Laundry

days, or, can be treated as a reading Loft! As a bonus, the lowest level offers huge storage under the stairs (30+ square feet) AND a full Games Room, partially developed with drywall - just needs to have the recently cleaned/serviced Furnace and 60 Gallon Hot Water Tank enclosed, to feel complete, and offer future resale values. Enjoy BBQ year round on the concrete patio, with some natural hedges around, perfect for your use, friends, family or your closest canine friend(s)! Harvest Mosaic in Cranston - innovative progressive construction to SAVE money for savvy owners on common area maintenance - solar paneling and micro inverters on the recycling shed, motion security lights at the low-maintenance pathways, high end siding, masonry, iron railings, and an elegant tiered-pathway system between unit blocks, all combine to give privacy and a mountain chalet curb appeal to the entry points.