

12 Cranleigh Heath SE
Calgary, Alberta

MLS # A2161019



\$599,900

Division:	Cranston		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,946 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Low Maintenance Landscape, Landscaped		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 457
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Pantry, Vaulted Ceiling(s)		

Inclusions: Garden boxes

Welcome to this spacious townhouse offering the perfect blend of comfort and convenience. Located in the desirable community of Cranston with over 2600 square feet of living space, this home is sure to check all the boxes. Located in a quiet complex, this corner unit has a private low maintenance, south facing, turf back yard perfect for pets or simply enjoying the afternoon sun. Offering an open floor plan with 3 bedrooms, 2.5 bathrooms, and a bonus room, this property is perfect for entertaining and has enough space for the whole family. The basement features over 700 square feet and is partially finished including rough in for a bathroom and space for another bedroom. Experience the ease of maintenance-free living while enjoying the perks of a private yard. Don't miss out on this exceptional opportunity!