



GRASSROOTS
REALTY GROUP

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443 Cranford Park SE
Calgary, Alberta

MLS # A2262872



\$524,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air
Floors:	Ceramic Tile, Concrete, Vinyl
Roof:	Asphalt
Basement:	Full, Unfinished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2M
Utilities:	-

Inclusions: n/a

Welcome to your dream home in the highly sought-after Cranston community, perfectly situated for easy access to HWY 2 while maintaining a peaceful environment away from road noise! This stunning property features two luxurious master suites upstairs, with the west-facing master offering partial mountain views, along with a plush 4-piece ensuite and a spacious walk-in closet for added convenience. A versatile bonus room provides an ideal space to create a third bedroom or a cozy den, adapting to your lifestyle needs. On the main floor, you'll find a contemporary open concept layout accentuated by beautiful stone countertops in the kitchen, which also boasts a convenient walk-in pantry for all your storage needs. A stylish 2-piece bath enhances the ease of everyday living, while abundant natural light creates a warm and welcoming ambiance throughout the home. The unfinished basement presents a blank canvas for your creativity, easily convertible into a separate suite with its own private entrance, perfect for hosting guests or pursuing rental opportunities. Completing this exceptional package is an oversized 22x22 ft garage, providing ample space for your vehicles and additional storage. The beautifully landscaped yard adds to the charm, offering a serene oasis of privacy to unwind and enjoy. Don't miss your chance to make this exquisite property in the best part of Cranston your own!