



GRASSROOTS
REALTY GROUP

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322 Cranford Park SE
Calgary, Alberta

MLS # A2282426



\$490,000

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,118 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this charming classic Tudor-style semi-detached home, perfectly situated in the highly desirable community of Cranston. Ideally positioned within walking distance to local schools and the scenic walking paths along the ridge, this property offers a seamless blend of convenience and timeless appeal. The interior reveals a highly functional open-plan living space enhanced by durable laminate flooring, leading you into a spacious living room where large windows allow natural light to flood the area. Adjacent to this, the dining area comfortably accommodates six guests without compromising on flow or space, making it perfect for intimate gatherings. The heart of the home is the well-appointed kitchen, featuring an abundance of wood cabinetry, a stylish tiled backsplash, and stainless steel appliances. The design includes a practical eat-up island with additional storage and a pantry, all while offering pleasant views of the south-facing backyard. A convenient powder room and a mudroom round out the main level, providing direct access to the outdoors. Step out onto the large private deck to entertain friends or simply relax while taking in evening views of the sun setting over the glorious Rocky Mountains. The exceptionally long yard ensures you never have to compromise on green space, even with the gravel parking pad that offers ample room for a future garage. Upstairs, the home is uniquely designed with two expansive master suites, making it an ideal layout for varied lifestyle needs. Each suite boasts its own four-piece ensuite bathroom and walk-in closet, with one room offering stunning views of the mountains. The basement houses the laundry facilities and awaits your creative touch for future development. With easy access to Stoney and Deerfoot Trails, and just moments away from the comprehensive amenities at Seton, including the YMCA and South Health

Campus, this home provides an exceptional opportunity to enter a vibrant community.