



**338 Cranford Park SE  
Calgary, Alberta**

**MLS # A2289463**



**\$499,999**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Storage		

**Inclusions:** Digital Thermostat, Two black mirrors in dining room and extra installation in basement. Optional Ikea cabinet in main floor hallway

OPEN HOUSE SUNDAY MARCH 1ST 2PM-4PM! Welcome to this beautifully maintained semi-detached home in the highly sought-after community of Cranston, offering 1,438 sq ft of thoughtfully designed living space, a sunny south-facing backyard, and an unfinished full basement ready for your future vision. From the moment you step inside, you'll appreciate the bright, open layout and warm finishes throughout. The main floor seamlessly connects the kitchen, dining, and living areas — creating an ideal space for both everyday living and entertaining. Large windows flood the home with natural light, enhancing the already airy feel of this open-concept design. The kitchen is both stylish and functional, featuring a central island, pantry, granite countertops, and a gas stove top — a favourite feature for those who love to cook. Whether hosting friends or enjoying a quiet evening at home, this space truly serves as the heart of the home. Upstairs, you'll find a well-designed layout that offers both comfort and privacy. Two generously sized bedrooms — including the spacious primary retreat — are separated by a large central bonus/family room, perfect for a media area, home office, or play space. Both bedrooms feature their own 4-piece ensembles and walk-in closets, making this an exceptional setup for professionals, roommates, or small families. The unfinished basement provides excellent potential for future development, allowing you to customize additional living space to suit your needs. Step outside to enjoy the private south-facing backyard — ideal for soaking up sunshine year-round. The yard offers space to relax, entertain, and garden, along with a convenient rear parking pad. Located with quick access to Deerfoot Trail, commuting is effortless while still enjoying the lifestyle Cranston is known for. Residents

benefit from proximity to schools, parks, pathways, shopping, and the Bow River. Cranston's vibrant community atmosphere, access to Century Hall, and nearby amenities in Seton — including the South Health Campus — make this an exceptional place to call home. Bright, functional, and ideally located — this is Cranston living at its best.