



**330 Cranford Court SE
Calgary, Alberta**

MLS # A2290288



\$459,900

Division:	Cranston		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,249 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks		

Inclusions: Air Conditioning, TV mounts x2, Electric Fireplace

Welcome to one of the most desirable locations in Mosaic of Cranston — an end-unit townhome perfectly positioned facing the park, with no neighbours in front and a fabulous, private yard space to enjoy it all. Opportunities like this rarely come up, especially an end unit on the park. This beautifully maintained 2-storey home offers extra windows, abundant natural light, and enhanced privacy thanks to its end-unit placement. The cozy front yard creates the perfect setting for morning coffee or evening unwinding while overlooking peaceful green space. Inside, you’ll immediately notice the brand new luxury vinyl plank flooring, bringing a fresh, modern feel while adding durability and style throughout the main living areas. This pairs beautifully with granite countertops throughout the home. The open-concept layout is functional and inviting — ideal for both everyday living and entertaining. Upstairs features two spacious bedrooms — each with its own private ensuite — an incredibly desirable layout for professionals, roommates, small families, or guests. Both bedrooms offer generous space and comfort, creating a true dual-primary setup. The recently developed lower level adds impressive versatility, complete with an elongated, hardwired electric fireplace that creates a modern and cozy focal point. There’s even a cleverly designed hidden play area for the kids — a fun bonus space that makes this home truly unique. A full double car garage provides secure parking and extra storage — a major advantage in townhome living. And the location? Exceptional. Just a quick walk to Century Hall featuring a gym, skating rink, splash park, hockey rink, and community events. Sobeys, restaurants, cafés, and everyday retail shops are all steps away. Plus, enjoy access to Cranston’s extensive ridge pathways with

stunning Bow River valley views, along with endless bike and walking paths connecting to Fish Creek Park. It's so close to Seton you could even walk to work at South Health Campus! Mosaic townhomes rarely come available — and an end unit backing onto the park is even more uncommon. If you've been waiting for something special in Cranston, this is your chance. Private. Bright. Rare. And perfectly located. ?