



**410 Cranford Court SE**  
**Calgary, Alberta**

**MLS # A2297615**



**\$449,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Paved		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vinyl Windows		

**Inclusions:** n/a

Welcome to Cranston! This three-bedroom townhouse with a double attached garage is the one you have been waiting for. As you enter this open concept floor plan, cork flooring will lead you through a good-sized living room, dining area, and into a beautiful kitchen that features a large island, quartz countertops, stainless steel appliances, plenty of cupboard and counter space, and a pantry area. Just off the kitchen is a breakfast nook, the main floor is finished off with a powder room. Upstairs, you have three bedrooms, the primary features a walk-in closet and a full ensuite. Down the hall are two additional good-sized bedrooms and another full washroom. The basement offers plenty of storage, access to the double garage, laundry and mech space. All of this is a great location, close to the community centre, shopping, restaurants, pubs, schools, and much more. Check out the 3D tour for a better look and call your favourite realtor to book a private viewing. A move you'll be glad you made!