



**38 Cranford Drive SE
Calgary, Alberta**

MLS # A2301933



\$429,800

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,484 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Side By Side		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 471
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: Garage Door Opener

Sexy new price! Come check out this wide-layout townhome that feels like a detached house, now offered at an even more competitive price point. Professionally painted throughout, deep-cleaned, and completely move-in ready, this home is perfect for families, roommates, or savvy investors. From the moment you enter the street-level flex room (think home office, gym, or media hub), you'll appreciate the extra room. The open-concept main floor is flooded with natural light from oversized windows and features genuine hardwood floors, a spacious family room and dining area, and a sunny south-facing deck for summer relaxation. The kitchen boasts a center island, stainless steel appliances, and a dedicated dining nook or multi-use area. The dual primary suite layout is fantastic, with each bedroom featuring its own private 4-piece ensuite and walk-in closet, separated by an upper laundry room with extra shelving for storage. Forget the tandem garage struggle; this home features the much-preferred side-by-side double garage. Another awesome Mosaic complex within one of SE Calgary's favourite communities. Walk to the grocery store, or the Cranston Residents' Association's private tennis courts, splash park and skating rink. It's a short drive to other amazing amenities such as South Health Campus, YMCA, Cineplex and major shopping. Walking/biking trails abound for the outdoor enthusiast, and a river full of fish is just down the hill in Riverstone. Priced to move. Book your showing today!