



**GRASSROOTS**  
REALTY GROUP

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**10 Cranford Drive SE**  
**Calgary, Alberta**

**MLS # A2143688**



**\$479,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,481 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Lawn, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 417
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Ceiling mounted pot rack in kitchen

**\*CHECK OUT THE VIRTUAL TOUR\*** This is the townhome you've been waiting for! A well-maintained property situated on a tree lined boulevard with a sunny balcony and 1481 SQFT of living space. The property features 2 BEDS, 2.5 BATHS, a DOUBLE ATTACHED GARAGE and the condo complex is PET FRIENDLY.\*\*\* Stepping inside you'll find an entry area and bright flex space with a large window overlooking the front landscaping, which is perfect as an office, workout area or an extra living room.\*\*\* The main living area has HARDWOOD FLOORS throughout and spacious open plan living. The kitchen features GRANITE COUNTERS, wood cabinet doors, STAINLESS STEEL APPLIANCES, pantry and a large island with a ceiling pot rack above. A nook space off from the kitchen is currently utilised as a cool bar area, but could be used as office space, a reading nook or an expanded kitchen area. The dining area is open and can fit a variety of dining needs. The living area looks out to established trees with patio doors leading out to the private balcony. Finishing off this floor is a convenient half bathroom.\*\*\* On the upper floor you'll find two master bedroom suites with walk-in closets and ensuite bathrooms, plus a spacious laundry room with side-by-side laundry and lots of shelving for linens.\*\*\* The furnace and hot water tank is neatly housed in a closet on the lower level. And finally, the double attached garage provides the ultimate in convenience.\*\*\* This pet friendly condo complex (1 pet max.) is well maintained and features visitor parking and a landscaped communal seating area. The Cranston community association facility is right on your doorstep with the Century Hall hosting activities for young and old, tool and equipment rentals and a summer farmers market. There are outdoor tennis and basketball courts,

an outdoor ice-rink, playpark and summer splash park. It's a 5 minute walk to the nearby shopping area, and you are a short drive to the Seton YMCA, entertainment in Seton and the South Health Campus.\*\*\* This townhome is perfect for those wanting a maintenance free lifestyle in a walkable community. Make this your right move!