



GRASSROOTS
REALTY GROUP

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336 Cranfield Common SE
Calgary, Alberta

MLS # A2198183



\$439,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,259 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 284
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All Attached Shelving

Rare opportunity to own a beautiful townhome in this pet-friendly complex at an incredible price. This stunning unit features 3 bedrooms, 2.5 bathrooms and a fully finished basement, providing over 1600 sqft of developed living space, with 9-foot ceilings throughout. The bright and airy main floor is bathed in natural light all day, thanks to west-facing front windows and east-facing rear windows. Freshly painted on the main and upper floors, the home boasts a spacious kitchen with a large granite island, stainless steel appliances and stylish pendant lighting. The open-concept layout includes a welcoming living room at the front, a dining area at the back plus a pantry and convenient 2-piece bathroom. Upstairs, you'll find two generous bedrooms, including a spacious primary suite with a 5-piece ensuite, dual-sink vanity and walk-in closet. The second bedroom, located at the front of the home, is adjacent to a 4-piece bathroom. The fully finished basement offers even more living space with a third spacious bedroom, a large recreation area, a laundry/utility room and extra storage. Large basement windows let in plenty of natural light, making the space feel bright and inviting. Step outside to a cozy rear deck leading to a grassy area—perfect for your pets. This townhome is ideally located near Catholic and Public Schools, scenic walking paths, shopping and has easy access to major roadways making commuting a breeze. Don't miss your chance to own this fantastic home! Check out the 3D Virtual Tour and book your showing today.