



GRASSROOTS
REALTY GROUP

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923 Cranford Court SE
Calgary, Alberta

MLS # A2205622



\$465,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,232 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

SPACIOUS & BRIGHT END UNIT TOWNHOME in the popular MOSAIC OF CRANSTON. This 2 BED / 2.5 BATH END UNIT offers 1,232 SQ.FT. of living space, a fantastic floor plan that floods the home with natural light, and a convenient ATTACHED DOUBLE GARAGE! The main floor features a stunning living room with soaring ceilings and tall windows, creating an open and airy feel. The hardwood floors add warmth and elegance, while the bright kitchen boasts granite counters, a breakfast bar, stainless steel appliances (including a gas stove!), wood cabinet doors, and a pantry cupboard. The spacious dining area is perfect for entertaining, and there's also a convenient half bathroom on this level. Upstairs, you'll find two primary bedrooms, each with its own ensuite bathroom and walk-in closet, providing privacy and comfort. The upper-floor laundry adds convenience to your daily routine. The basement includes a mechanical room and storage area, along with a brand-new hot water tank (2024). Outside, the fenced front patio comes equipped with a gas line for BBQ, water hose bib, and rough-in for air conditioning. This home is located in a well-managed, pet-friendly complex where condo fees cover landscaping, snow removal, insurance, and reserve fund, making for a low-maintenance lifestyle. Perfectly situated just steps from shopping, amenities, schools, transit, and pathways, with quick access to Seton YMCA, the South Health Campus, and entertainment in Seton. Commuting is a breeze from this fantastic location! This is the perfect home for anyone looking for a stylish & spacious townhome in a vibrant, walkable community! Book your showing today and see why this could be a smart move for you!

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