



**512 Cranford Drive SE**  
**Calgary, Alberta**

**MLS # A2295626**



**\$494,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Many Trees, Paved, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 442
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Manufactured Floor Joist, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*OPEN HOUSE - Sunday May 3, 1-3 PM\*\*** Step into a beautifully maintained, turn-key townhome in the highly desirable community of Cranston &mdash; a rare opportunity, as homes like this don&rsquo;t come to market often. With over 1534 square feet of developed living space, this home is perfectly positioned just steps from parks, pathways, and with easy access and proximity to Fish Creek Park, you&rsquo;ll love the balance of nature and everyday convenience right outside your door. From the moment you step into this 2016-built home, you&rsquo;re welcomed by a fresh, bright atmosphere, enhanced by the comfort of central A/C. The main level features soaring 9-foot ceilings, expansive windows, and newer vinyl plank flooring that adds both style and durability. The modern open-concept design is ideal for everyday living and entertaining. The kitchen is both stylish and functional, complete with quartz countertops, upgraded Maytag stainless steel appliances, generous prep space, and a window above the large silgranite sink &mdash; a thoughtful touch that brings in even more natural light. The adjoining dining and living areas flow seamlessly together and lead out to a sunny, south-facing balcony with gas line hookup &mdash; perfect for relaxing or enjoying a glass of wine. A convenient 2-piece bathroom completes the main floor. Upstairs, you&rsquo;ll find a highly desirable dual primary bedroom layout, with each oversized bedroom offering its own private ensuite with quartz counters, one with a large glass enclosed stand up shower and the other a bathtub/shower combo, plus ample walk-in closet space. Laundry is also located on this level, making daily routines that much easier. The fully finished lower level adds versatility with a bright flex space that works perfectly as a third bedroom, home office, den, or workout area, along with direct access to the double

attached garage. Out front, enjoy a large welcoming porch &mdash; an ideal spot to unwind and relax in style. Ideally located near all the amenities Cranston has to offer, including shopping, restaurants, coffee shops, and everyday services. With convenient access via the nearby 212 Ave exit, commuting is easy to the South Health Campus, Seton YMCA, Deerfoot Trail, and Stoney Trail. Be sure to explore the 3D tour, then book your private showing &mdash; this is one you won't want to miss.