



**410 Cranford Court SE
Calgary, Alberta**

MLS # A2297615



\$424,900

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,213 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Paved		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: n/a

Welcome to Cranston! This three-bedroom townhouse with a double attached garage is the one you have been waiting for. As you enter this open concept floor plan, cork flooring will lead you through a good-sized living room, dining area, and into a beautiful kitchen that features a large island, quartz countertops, stainless steel appliances, plenty of cupboard and counter space, and a pantry area. Just off the kitchen is a breakfast nook, the main floor is finished off with a powder room. Upstairs, you have three bedrooms, the primary features a walk-in closet and a full ensuite. Down the hall are two additional good-sized bedrooms and another full washroom. The basement offers plenty of storage, access to the double garage, laundry and mech space. All of this is a great location, close to the community centre, shopping, restaurants, pubs, schools, and much more. Check out the 3D tour for a better look and call your favourite realtor to book a private viewing. A move you'll be glad you made!