



**GRASSROOTS**  
REALTY GROUP

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**378 Cranford Park SE**  
**Calgary, Alberta**

**MLS # A2305789**



**\$525,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** All window coverings and lighting fixtures attached

Welcome to this well-appointed two-storey home attached home, offering thoughtful design and everyday convenience. The main level features durable laminate flooring throughout, a stylish kitchen with new quartz countertops, a center island perfect for meal prep and casual dining, and a full stainless steel appliance package including microwave, oven, refrigerator, and dishwasher. A half bath on the main floor adds practicality for guests. Upstairs, you will find two generous bedrooms, each with its own four-piece ensuite. The primary bedroom includes a walk-in closet and a versatile nook ideal for a home office or reading area. The front bedroom is bright and spacious with large windows that fill the space with natural light. Upper floor laundry keeps your routine simple and efficient. Step outside to a rear deck overlooking a fully fenced backyard, a private retreat for entertaining or relaxing. The partially finished basement offers flexible rec space ready for your personal touch. A welcoming opportunity to add value and make it your own. This home has been newly updated with new carpet, paint and quartz counters all in April of 2026.