



536 Cranford Drive SE
Calgary, Alberta

MLS # A2314186



\$495,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,381 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 438
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this stylish and well-maintained townhome located in the highly sought-after community of Cranston. Offering modern finishes, a functional layout, and a fantastic location close to parks, pathways, shopping, schools, and amenities, this home is perfect for families, professionals, or investors alike. Step inside and appreciate the luxury vinyl plank flooring, high ceilings, and bright open-concept design. The spacious living room overlooks the front of the home and provides a warm and inviting space to relax or entertain. The beautiful kitchen features crisp white cabinetry, white quartz countertops, stainless steel appliances, pantry storage, and plenty of workspace for everyday living. The adjoining dining area offers access to the sunny south-facing deck — perfect for BBQs and enjoying the sunshine. A convenient 2-piece bathroom with tile flooring completes the main level. Upstairs, you’ll find three generously sized bedrooms including the spacious primary suite featuring a walkthrough closet and a stylish ensuite with double sinks, quartz countertops, tiled flooring, and tub/shower combination. Two additional bedrooms, a modern 4-piece family bathroom with quartz counters and tiled flooring, plus a huge linen closet provide excellent functionality for family living. Convenient upper-level laundry with washer and dryer adds to the thoughtful layout. The lower level offers a versatile office or fourth bedroom with carpet flooring, along with valuable under-stair storage space. This awesome townhome also has a double attached garage! This fantastic townhome combines comfort, style, and convenience in the fabulous community of Cranston! View 3D/Multi Media/Virtual Tour!