



**413 Cranford Court  
Calgary, Alberta**

**MLS # A2320590**



**\$454,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** NA

Welcome to Cranston, where comfort, style, and convenience come together in this beautifully designed three-bedroom townhouse with a double attached garage. Step inside and discover a bright, open-concept that flows seamlessly through the spacious living room, dining area, and into the modern kitchen. The kitchen is thoughtfully appointed with a large central island, quartz countertops, stainless steel appliances, abundant cabinetry and workspace, plus a convenient pantry. Adjacent to the kitchen, you'll find a cozy breakfast area, while a well-placed powder room completes the main level. Upstairs, the generous primary bedroom offers a walk-in closet and a private full ensuite. Two additional well-sized bedrooms and another full bathroom provide plenty of space for family members or guests. The lower level includes laundry facilities, mechanical space, ample storage, and direct access to the double attached garage. Ideally situated near the community center, schools, shopping, restaurants, pubs, and a wide range of amenities, this home offers exceptional value in a highly desirable neighborhood. Be sure to contact your preferred REALTOR® to arrange a private showing. This is a move you'll be happy you made!