



**38 Cranford Drive SE
Calgary, Alberta**

MLS # A2324464

\$419,000



Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,484 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Side By Side		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 471
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

***STOP BY OUR OPEN HOUSE ON SUNDAY, JULY 12, 2:00 P.M. - 4:00 P.M. *** Love where you live! Look at all the new stuff on the market and tell me this is not a DEAL OF GREAT VALUE! This fabulous townhome is truly a MUST-SEE property in PRISTINE CONDITION and breaks the mould with a wider layout that truly feels more like a detached home. With ALL LEVELS FRESHLY PAINTED, professionally DEEP CLEANED, and fully move-in ready, it's an ideal fit for families, roommates, or savvy investors. The street-level flex room offers endless versatility for a home office, gym, playroom, or media lounge, while the sunlit main floor showcases oversized windows, GENUINE HARDWOOD, and an open family/dining space. Sunny SOUTH-FACING BALCONY for warm summer evenings. The kitchen features a center island, stainless steel appliances, and a welcoming dining nook (or flex space for media or work area). The spacious living room easily accommodates larger furniture pieces. Upstairs, TWO PRIVATE PRIMARY SUITES each include a walk-in closet and a 4-piece ensuite, conveniently separated by an UPPER LAUNDRY room with a stackable washer and dryer. Increasingly rare is an actual SIDE-BY-SIDE DOUBLE GARAGE for extra storage room and long-term value. Cranston is a much-loved SE Calgary community, close to everything: schools, grocery stores, the Residents' Association's private tennis courts, splash park, and skating rink, plus South Health Campus, the YMCA, Cineplex, major shopping, and world-class pathways. Priced to move. Book your showing today. We can't wait to show you around!