



GRASSROOTS
REALTY GROUP

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1102 Cranford Court SE
Calgary, Alberta

MLS # A2327826



\$449,900

Division:	Cranston		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,249 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Many Trees		

Heating:	Floor Furnace
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Aluminum Siding
Foundation:	Poured Concrete
Features:	Granite Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 375
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: N/A

Welcome to this beautifully maintained *corner-unit townhouse* in the highly sought-after community of Cranston, offering a rare combination of style, functionality, and an unbeatable location. Featuring 2 spacious bedrooms, 2.5 bathrooms, and a double attached garage, this move-in-ready home is designed to impress. Step inside to discover a bright, open-concept main floor highlighted by a stunning *open-to-below living room* that fills the home with natural light and creates an impressive sense of space. The modern kitchen is designed for both everyday living and entertaining, featuring quartz countertops, a large centre island, stainless steel appliances, ample cabinetry, a pantry, and generous counter space. The dining area flows seamlessly from the kitchen, while a convenient 2-piece powder room completes the main level. Upstairs, you'll find two spacious primary-style bedrooms, each featuring its own private ensuite bathroom and generous closet space, offering exceptional comfort and privacy. This thoughtful layout is perfect for professionals, roommates, small families, or guests. The lower level includes laundry, mechanical and storage space, along with direct access to the double attached garage for added convenience. As a *corner unit*, this home enjoys additional windows that flood the interior with natural light, enhancing the bright and airy feel throughout. Enjoy everything Cranston has to offer, including parks, playgrounds, scenic walking and biking pathways, and exclusive access to Century Hall with year-round recreational amenities. You're just minutes from Seton Urban District, South Health Campus, the YMCA, schools, shopping, restaurants, Fish Creek Provincial Park, and the Bow River pathways. With quick access to Deerfoot Trail and Stoney Trail, commuting anywhere in the city is effortless. Thoughtfully designed and

ideally located, this exceptional home is the perfect opportunity for first-time home buyers, professionals, downsizers, or investors. Book your private showing today and experience the best of Cranston living!