

38 Cranford Drive SE
Calgary, Alberta

MLS # A2314166



\$424,900

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: Garage Door Openers

Love where you live! Are you tired of the newer long & narrow floorplan trends? This exceptional townhome has a wider layout and lives like a detached house. Professionally painted, deep-cleaned, and completely move-in ready for families, roommates, or savvy investors alike. Step inside to a versatile street-level flex room perfect for a home office, gym, or media space, then head up to the sun-drenched open-concept main floor where oversized windows, genuine hardwood floors, and a seamless family and dining area set the tone with a sunny south-facing deck made for warm summer evenings. The kitchen is lovely with a center island, stainless steel appliances, and a flexible dining nook. An open and spacious living room ensures ample room for your largest furniture pieces. Upstairs, the dual primary suite layout delivers the ultimate in privacy with each bedroom boasting its own walk-in closet and 4-piece ensuite, conveniently separated by an upper-level laundry room with a stackable washer & dryer. A side-by-side double garage (increasingly rare these days) rounds out this home's exceptional functionality. Set within Cranston, one of SE Calgary's most beloved communities, you're close to everything. Schools, grocery stores, the Cranston Residents' Association's private tennis courts, splash park, and skating rink. South Health Campus, the YMCA, Cineplex, and major shopping is also nearby along with world-class walking and biking trails. Priced to move, so book your showing today. We can't wait to show you around!