

**616 Cranford Mews SE**  
**Calgary, Alberta**

**MLS # A2314702**



**\$359,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,226 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 384
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** N/A

**2 BEDROOMS!! 2.5 BATHS!! DOUBLE PRIMARY BEDROOMS!! RARE ATTIC STORAGE!! 1220+ SQFT OF LIVING SPACE!! IN CRANSTON!!** Welcome to this well-designed home offering functionality, privacy, and unique features you rarely find in townhomes! The main floor welcomes you with a bright living area filled with natural light, flowing seamlessly into the dining space and kitchen. The kitchen offers great usability and direct access to the backyard, along with a dedicated utility area and a convenient 2PC bathroom completing the level. Upstairs, you’ll find **TWO PRIMARY BEDROOMS**, each with its own ensuite—perfect for privacy, roommates, or guests. The primary bedroom features a 4PC ensuite, while the second bedroom includes a 3PC ensuite. Laundry is also conveniently located on the upper floor. One of the standout features of this home is the **BUILDER-DESIGNED ATTIC STORAGE**, accessed through concealed stairs—offering a spacious and dedicated storage area that is rarely available in townhomes. Step outside to a fully enclosed backyard, ideal for kids or pets, with assigned parking right in front of the home and additional parking available along the quiet rear lane. Located in the desirable community of Cranston, close to schools, shopping, amenities, and with easy access to Deerfoot Trail and Stoney Trail. **A PERFECT BLEND OF FUNCTIONALITY, PRIVACY & UNIQUE FEATURES — DON’T MISS IT!!**