

\$479,900 - 226 Cranford Court Se, Calgary

MLS® #A2135624

\$479,900

3 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.02 Acres

Cranston, Calgary, Alberta

***Open House: 1 pm-3 pm June 1 & June 2, 2024. ***

Super Location! Overlooks open scenic park/playground area!

Welcome to this Stunning 2 Storey townhouse in the sought-after Mosaic of Cranston. Ideally located in a walkable neighborhood, Perfect for families and those who enjoy an active lifestyle.

The modern open concept main floor features gleaming hardwood flooring and large windows that fill the space with natural light. The living and dining areas flow seamlessly, making it ideal for entertaining. Central air conditioning ensures comfort year-round.

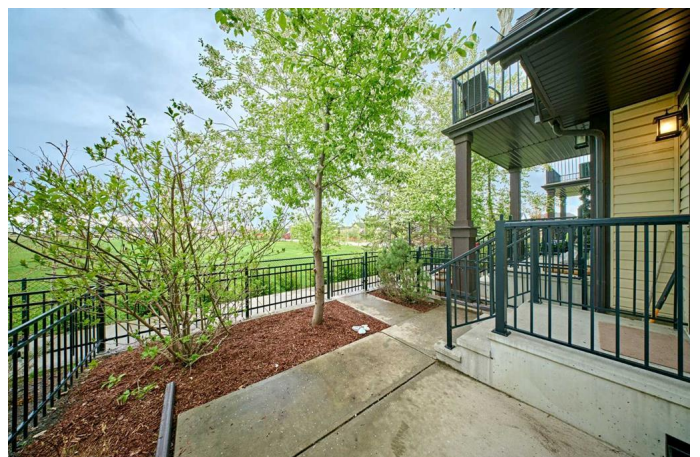
The gourmet kitchen is a highlight, featuring elegant quartz countertops, a large center island, and ample storage.

Stainless steel appliances and an abundance of cabinet and counter space make this kitchen a chef's delight.

This townhouse offers three spacious bedrooms and 2.5 baths, including a luxurious 4-piece ensuite in the master bedroom.

The convenience of in-suite laundry is located in the basement. The double attached garage provides secure parking and additional storage space.

Located just a short walk from local schools, shops, and the Cranston Community Centre, you'll have access to an indoor gym, outdoor splash park, hockey rink, tennis/pickleball courts, and more. The townhouse is also a



short drive to the Seton YMCA and other entertainment options. This lovely property features tree-lined pathways and landscaped communal areas. Easy to show and ready to move in, this exceptional townhouse is a A Must-See Property!

Built in 2010

Essential Information

MLS® #	A2135624
Price	\$479,900
Sold Price	\$483,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,224
Acres	0.02
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	226 Cranford Court Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0W3

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Sep. HVAC Units
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Front Yard, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 23rd, 2024
Days on Market	24
Zoning	M-1
HOA Fees	189.53
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
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