



# 10 Cranford Drive Calgary Alberta

\$479,900

This is the townhome you've been waiting for! A well-maintained property situated on a tree lined boulevard with a sunny balcony and 1481 SQFT of living space. The property features 2 BEDS, 2.5 BATHS, a DOUBLE ATTACHED GARAGE and the condo complex is PET FRIENDLY.\*\*\* Stepping inside you'll find an entry area and bright flex space with a large window overlooking the front landscaping, which is perfect as an office, workout area or an extra living room.\*\*\* The main living area has HARDWOOD FLOORS throughout and spacious open plan living. The kitchen features GRANITE COUNTERS, wood cabinet doors, STAINLESS STEEL APPLIANCES, pantry and a large island with a ceiling pot rack above. A nook space off from the kitchen is currently utilised as a cool bar area, but could be used as office space, a reading nook or an expanded kitchen area. The dining area is open and can fit a variety of dining needs. The living area looks out to established trees with patio doors leading out to the private balcony. Finishing off this floor is a convenient half bathroom.\*\*\* On the upper floor you'll find two master bedroom suites with walk-in closets and ensuite bathrooms, plus a spacious laundry room with side-by-side laundry and lots of shelving for linens.\*\*\* The furnace and hot water tank is neatly housed in a closet on the lower level. And finally, the double attached garage provides the ultimate in convenience.\*\*\* This pet friendly condo complex (1 pet max.) is well maintained and features visitor parking and a landscaped communal seating area. The Cranston community association facility is right on your doorstep with the Century Hall hosting activities for young and old, tool and equipment rentals and a summer farmers market. There are outdoor tennis and basketball courts, an outdoor ice-rink, playpark and summer splash park. It's a 5 minute walk to the nearby shopp...

Bedroom 12.92 Ft x 9.92 Ft  
 Other 6.33 Ft x 3.83 Ft  
 4pc Bathroom 7.83 Ft x 4.83 Ft  
 Bedroom 11.83 Ft x 10.50 Ft  
 Other 6.17 Ft x 4.42 Ft  
 4pc Bathroom 7.83 Ft x 4.92 Ft

Bonus Room 13.17 Ft x 10.42 Ft  
 Living room 12.17 Ft x 13.75 Ft  
 Kitchen 13.75 Ft x 8.92 Ft  
 Dining room 7.67 Ft x 5.25 Ft  
 Other 5.75 Ft x 5.25 Ft  
 2pc Bathroom 4.92 Ft x 4.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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Laundry room 6.75 Ft x 6.17 Ft

Other 8.67 Ft x 6.00 Ft

Foyer 7.50 Ft x 6.67 Ft