



# 330 Cranford Court Calgary Alberta

\$459,900

Welcome to one of the most desirable locations in Mosaic of Cranston -- an end-unit townhome perfectly positioned facing the park, with no neighbours in front and a fabulous, private yard space to enjoy it all. Opportunities like this rarely come up, especially an end unit on the park. This beautifully maintained 2-storey home offers extra windows, added natural light, and enhanced privacy thanks to its end-unit placement. The cozy front yard creates the perfect setting for morning coffee or evening unwinding while overlooking peaceful green space. Inside, you'll immediately notice the upgraded cork flooring that brings warmth and character throughout the main living areas, paired with granite countertops throughout the home. The open-concept layout is functional and inviting, ideal for both everyday living and entertaining. Upstairs features two spacious bedrooms -- each with its own private ensuite -- an incredibly desirable layout for professionals, roommates, small families, or guests. Both bedrooms offer generous space and comfort, creating a true dual-primary setup. The recently developed lower level adds impressive versatility, complete with an elongated, hardwired electric fireplace that creates a modern and cozy focal point. There's even a cleverly designed hidden play area for the kids -- a fun bonus space that makes this home truly unique. A full double car garage provides secure parking and extra storage -- a major advantage in townhome living. And the location? Exceptional. Just a quick walk to Century Hall featuring a gym, skating rink, splash park, hockey rink and community events. Sobeys, restaurants, cafes, and everyday retail shops are all steps away. Plus, enjoy access to Cranston's extensive ridge pathways with stunning Bow River valley views, along with endless bike and walking paths connecting to Fish Creek Park. Its so close to Seton you could walk...

3pc Bathroom 7.92 Ft x 4.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 10.67 Ft x 12.00 Ft

Primary Bedroom 13.83 Ft x 13.50 Ft

Laundry room 6.33 Ft x 7.33 Ft

Other 4.25 Ft x 6.33 Ft

Storage 3.08 Ft x 3.42 Ft

Furnace 7.17 Ft x 5.08 Ft

2pc Bathroom 4.92 Ft x 5.00 Ft

Dining room 13.92 Ft x 5.92 Ft

Foyer 4.00 Ft x 5.42 Ft

Kitchen 13.92 Ft x 14.83 Ft

Listing Presented By:



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eXp Realty

<http://markverzyl.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Other 6.33 Ft x 4.50 Ft

Living room 13.92 Ft x 12.33 Ft

Recreational, Games room 13.33 Ft x 12.67 Ft

Office 5.33 Ft x 7.67 Ft