



## 402 Cranford Mews Calgary Alberta

\$375,000

Discover the perfect blend of comfort and convenience with this stunning single-story townhouse. Featuring 2 spacious bedrooms, 2 modern bathrooms, and the rare advantage of 2 visitor parking stalls right next to your dedicated spot, this home is a gem. The sunken front patio offers a warm welcome for guests and a private retreat for your summer grill nights. Step inside to an open-concept layout that seamlessly flows through the living area, kitchen, and dining spaces. The galley-style kitchen is a chef's dream with stainless steel appliances, full-height cabinetry, and quartz countertops. There's a large dining area with room for full size dining table and furniture. There's no shortage of room for your beautiful furniture and decor pieces. The primary bedroom is impressively large, easily accommodating a king bed with nightstands and multiple dressers. Or keep it minimalist with a large walk-in closet that houses your wardrobe. Enjoy private access to your own 4-piece ensuite bathroom. The second bedroom is equally generous, with bright windows and feature wall it could also be perfect for a home office or guest room. This like-new townhouse offers a low-maintenance lifestyle with luxury vinyl plank flooring, a stacked washer and dryer set, and the huge private patio with built in gas bbq line. Relax when the outside temperature drops you have an energy efficient and cozy in-floor heating system with a heat recovery ventilation system so you can be comfortable and energy efficient. Nestled within the Zen in Cranston complex, enjoy the nearby amenities: You can walk to grocery stores, schools, parks, and walking paths along the ridge! Pets are welcome: there is even a summer time dog wash station! The Community Centre offers tennis and pickle ball courts, kiddie pool, gym for sports, rec centre rentals all for a small annual HOA fee. The largest YMCA in Canada might b...

Other 1.35 M x 1.13 M  
 Living room 5.39 M x 4.10 M  
 Other 3.88 M x 3.81 M  
 Dining room 4.07 M x 4.42 M  
 Primary Bedroom 4.00 M x 4.96 M  
 Other 1.90 M x 1.56 M

4pc Bathroom 1.49 M x 2.46 M  
 Hall 1.20 M x 2.49 M  
 Laundry room 1.07 M x 1.01 M  
 4pc Bathroom 1.51 M x 2.45 M  
 Bedroom 3.55 M x 4.12 M  
 Furnace 2.03 M x 2.39 M

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

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