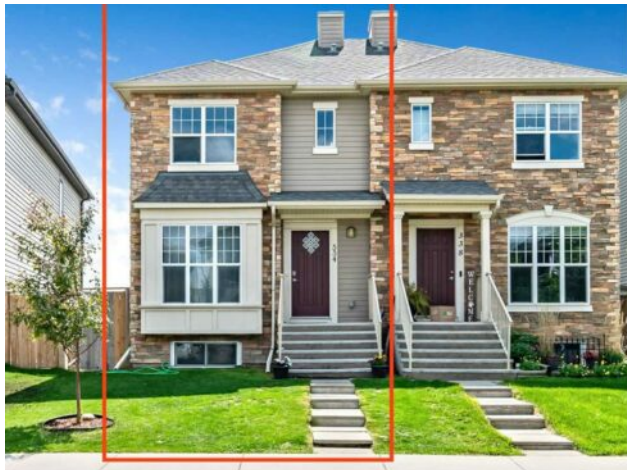


334 Cranford Park SE
Calgary, Alberta

MLS # A2226458



\$559,900

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,429 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Carport		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Gazebo, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE: July 4th, Friday from 5:00 pm - 7:00 pm and July 6th, Sunday from 1:00 - 4:00 pm. **PRICE ADJUSTMENT** on this fully developed duplex! Seize this incredible opportunity to own a stunning duplex in the welcoming community of Cranston—**NO CONDO FEES!** This home offers 4 spacious bedrooms (including the 2 bedrooms in the basement), 3.5 baths, with dual master suite and walk-in closets and also features a **SIDE ENTRANCE**. Step inside to discover an open and efficient floor plan, extending seamlessly across the main level. The space is designed for comfort and functionality, featuring wide-plank laminate flooring, a large kitchen island with ample cabinet space, a dedicated dining area, and a corner pantry. Upstairs, enjoy double primary suites with generous walk-in closets, complemented by a versatile bonus room. The basement is fully developed, offering two additional large bedrooms—one with a walk-in closet—a family room, and a shared 3-piece bathroom. Outside, relax in the south-facing backyard under a portable gazebo, perfect for unwinding in the sunshine. The parking pad accommodates four vehicles and offers plenty of space to build a double detached garage in the future. Conveniently located within walking distance to bus stops, schools, parks, and scenic bike paths, this home truly has it all! With easy access to Deerfoot Trail and Stoney Trail, commuting is a breeze. Don't miss out—schedule your showing today and make this move-in ready home yours!