

405 Cranberry Park SE Calgary, Alberta

MLS # A2209898



\$460,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Asphalt, Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: NA

Welcome to 405 Cranberry Park SE-a beautifully well-maintained townhouse in the vibrant, family-friendly community of Cranston. This home combines style, space, and convenience, with LOW CONDO FEES and a smart OPEN-CONCEPT LAYOUT perfect for modern living and 2 dedicated parking stalls right in front of the home for ultimate convenience. Step inside to find gleaming Engineered hardwood flooring throughout the main level and a BRIGHT, SPACIOUS LIVING AND DINING AREA that flows into a functional kitchen ideal for entertaining or cozy nights in. The FULLY FINISHED BASEMENT offers a large family room and a versatile den, perfect for a home office, gym, or guest space. Outside, enjoy your nicely landscaped backyard, perfect for relaxing, gardening, or summer BBQs. Located in one of Calgary's most desirable communities, Cranston offers incredible amenities including a residents-only clubhouse, tennis courts, and quick access to Fish Creek Park – perfect for family bike rides along the Bow River. Commuting is a breeze with easy access to both Stoney Trail and Deerfoot Trail, and you're just minutes from South Health Campus, Seton YMCA, Gateway Retail District, and Cineplex for those fun movie nights. Call your favourite Realtor today!