

**109 Cranford Way SE**  
**Calgary, Alberta**

**MLS # A2200138**



**\$499,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,299 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

Nestled in the highly desirable south community of Cranston, this beautiful home is ideally located near all essential amenities, including shopping, schools, and public transit. The spacious and modern open-concept layout is bathed in natural light and the home has just been freshly painted as well as brand new carpets on the stairs and second level. The main floor boasts engineered hardwood flooring. The inviting living area features a stone faced gas fireplace, perfect for relaxing and taking the chill off. The chef-inspired gourmet kitchen boasts elegant granite countertops, a large center island with a breakfast bar, full-height cabinetry, and a premium appliance package, making it ideal for both everyday living and entertaining. The dining area easily accommodates larger sets, making family meals and gatherings a breeze. Upstairs, you'll find three generously sized bedrooms, including a primary suite complete with a walk-in closet and a luxurious ensuite bath. The basement offers incredible potential with roughed-in plumbing, awaiting your personal touch to create additional living space. Don't miss this opportunity to own a home in one of Calgary's most sought-after neighborhoods at an unbeatable price. Get ready to love this home!