

178 Cranford Way SE  
Calgary, Alberta

MLS # A2200699



**\$549,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Pie Shaped Lot, Views		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*NEW LISTING ALERT\*\*** Welcome home to a beautiful, bright & "Next to new" family home in Cranston's heart. This wonderful gem will impress with its stylish décor, excellent open floor plan, air conditioning, and pie-shaped homesite location!! Immediately upon entering, you are invited in by a front living area with views to the kitchen. It has ceiling-high mocha-stained maple cabinet doors, GRANITE countertops, stainless steel appliances, a gas stove, a subway white tile backsplash, modern interior lighting, and abundant beautiful windows letting in natural daylight. The 2nd level boasts a three-bedroom design with many feature windows. The primary bedroom suite includes a big walk-in closet & private ensuite with his/her sinks. Bonus: Finished oversized 24x22 Double car detached garage with a sunny rear yard offering a large 17' x 17' wood patio! BBQ time - year round. Flexible possession date "Just move in" ... Call your friendly REALTOR(R) to book a viewing!