



THE
A-TEAM

**RE/MAX
FIRST**

410 CRANFORD Mews, Calgary T3M 2P1

MLS® #: **A2124998**

Area: **Cranston**

Listing Date: **04/26/24**

List Price: **\$415,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **14,079 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,095**
Low Sqft:
Ttl Sqft: **1,095**

DOM

23

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`3" x 13`11"	Kitchen	Main	10`6" x 14`1"
Furnace/Utility Room	Main	6`3" x 5`10"	Pantry	Main	3`3" x 2`4"
2pc Bathroom	Main	3`3" x 6`10"	Dining Room	Main	10`3" x 10`0"
Entrance	Main	5`3" x 4`1"	Laundry	Upper	2`9" x 3`4"
Bedroom - Primary	Upper	11`8" x 13`6"	4pc Ensuite bath	Upper	4`11" x 8`3"

Bedroom - Primary	Upper	11`8" x 12`5"	3pc Ensuite bath Legal/Tax/Financial	Upper	7`0" x 6`0"
Condo Fee: \$384		Title: Fee Simple Fee Freq: Monthly		Zoning: M-2	
Legal Desc:	1612502	Remarks			
Pub Rmks:	Welcome to Zen living in the beautiful community of Cranston. This 1096 SQFT well-designed unit feels spacious and bright with its open floor floorplan and large southwest facing windows. Walking up you have your assigned parking spot right in front of your door. The main floor has beautiful laminate flooring which flows throughout. The kitchen with its stainless steel appliances, gorgeous granite countertops, breakfast bar and pantry for storage. Completing the main level you'll also find a convenient 1/2 bath and access to your private & fenced backyard. Heading upstairs you have 2 primary bedrooms, both with double closets and 4-piece ensuites. Your laundry and linen closets are located in between both rooms making putting laundry away a breeze. Cranston is a quiet family friendly community close to amenities and a quick exit out of the city.				
Inclusions:	None				
Property Listed By:	Royal LePage Benchmark				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



