



THE
A-TEAM

**RE/MAX
FIRST**

10 CRANFORD Drive, Calgary T3M 0V9

MLS®#: **A2162523** Area: **Cranston** Listing Date: **09/03/24** List Price: **\$450,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **861 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,481**
 Low Sqft:
 Ttl Sqft: **1,481**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Lawn, Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 13`9"	Kitchen	Main	13`9" x 8`11"
Dining Room	Main	7`8" x 5`3"	Nook	Main	5`9" x 5`3"
2pc Bathroom	Main	4`11" x 4`10"	Bedroom	Second	12`11" x 9`11"
Walk-In Closet	Second	6`4" x 3`10"	4pc Ensuite bath	Second	7`10" x 4`10"
Bedroom	Second	11`10" x 10`6"	Walk-In Closet	Second	6`2" x 4`5"
4pc Ensuite bath	Second	7`10" x 4`11"	Laundry	Second	6`9" x 6`2"
Foyer	Lower	7`6" x 6`8"	Bonus Room	Lower	13`2" x 10`5"





