



THE
A-TEAM

**RE/MAX
FIRST**

155 CRANFORD Walk, Calgary T3M 1R5

MLS®#: **A2187017** Area: **Cranston** Listing Date: **01/16/25** List Price: **\$409,900**
Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,123**
Low Sqft:
Ttl Sqft: **1,123**

DOM

6
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Low Maintenance Landscape,Underground Sprinklers**
Park Feat: **Alley Access,Double Garage Attached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		3pc Ensuite bath	Main	
Living Room	Main	23`0" x 13`10"	Dining Room	Main	10`7" x 8`8"
Kitchen	Main	12`7" x 12`7"	Laundry	Main	8`5" x 6`6"
Bedroom - Primary	Main	11`8" x 11`6"	Bedroom	Main	12`4" x 9`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$414

Fee Simple
Fee Freq:
Monthly

M-1

Legal Desc: 1311747

Remarks

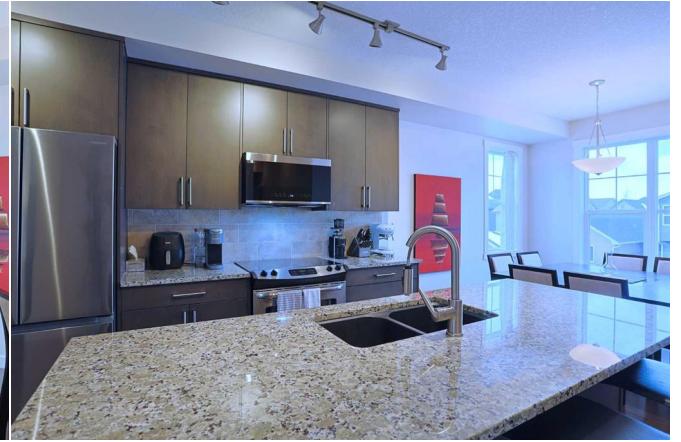
Pub Rmks: Sensational value here in this beautifully appointed townhome in the ever-popular HARVEST MOSAIC project in Cranston. Offering a total of 2 bedrooms & 2 full baths, this bungalow-style stacked corner unit enjoys rich hardwood floors & high ceilings, designer kitchen with granite counters & 2 car garage for your exclusive use. Wonderful open concept floorplan in this ground-level condo, with the sun-drenched Southeast-facing living room with fireplace & an expanse of windows, spacious dining room with big corner windows & stylish kitchen with centre island & full-height cabinets, pantry, granite counters & Samsung/Frigidaire stainless steel appliances including brand new (Jan 2025) fridge & microwave/hoodfan. Tucked away from the main living areas are the 2 bedrooms & 2 full baths; the primary bedroom has a walk-in closet & the ensuite comes complete with oversized shower. Large laundry room - which is vented, has built-in wire shelving/cabinets & front-loading Samsung washer & dryer. Your attached 2 car garage is accessed from your basement level, with ample space to use for storage, home gym or office. Additional features are roughed-in central vacufllo, natural gas line for your BBQ on the patio, tile floors in both bathrooms, underground sprinklers & durable HardieBoard exterior siding. HARVEST MOSAIC's top-notch location with Our Lady of the Rosary School right across the street, just minutes to local shopping & only a short drive to Century Hall...with its gym & meeting rooms, splash park, sports courts & parks. And the close proximity to both Deerfoot & Stoney Trails gives you quick & easy access to South Health Campus, Fish Creek Park, major shopping destinations, regional amenities & downtown.

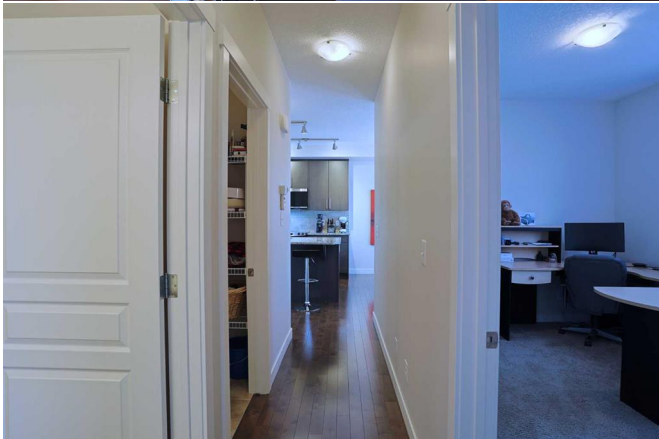
Inclusions: wall-mounted TV/bracket in living room, portable AC unit, soundbar, gym equipment, garage shelving

Property Listed By: Royal LePage Benchmark

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











155 Cranford Walk SE, Calgary, AB

Main Building: Total Interior Area Above Grade 1123.37 sq ft



Main Floor
Interior Area 1123.37 sq ft

Basement (Below Grade)
Interior Area 221.34 sq ft

0 4 8 ft

PREPARED: 2025/1/15

Who prepares are excluded from total floor area in CGJDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

EBIGUIDE