



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**276 CRANFORD Drive, Calgary T3M 1R9**

MLS® #: **A2195432**

Area: **Cranston**

Listing Date: **02/20/25**

List Price: **\$444,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,200**  
Low Sqft:  
Ttl Sqft: **1,200**

DOM

**2**

Layout

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

Parking

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

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Composite Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,High Ceilings,Open Floorplan,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>38`7" x 31`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>47`10" x 41`3"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>13`8" x 12`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>44`3" x 36`11"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>30`1" x 16`2"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>42`1" x 27`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>30`1" x 11`9"</b>
<b>Balcony</b>	<b>Main</b>	<b>36`8" x 25`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>39`8" x 36`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>26`6" x 16`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$379**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1511763**

Remarks

Pub Rmks: **Welcome to 276 Cranford Drive SE. This beautiful UPPER-LEVEL CORNER home offers the perfect blend of style, convenience, and functionality. Situated in a prime location with a double attached garage. Step inside from the ground-level entrance, where you'll find direct access to your double garage and a staircase leading to the bright and airy main living space. The open-concept layout is thoughtfully designed, featuring 9-foot ceilings and high-quality laminate flooring that flows seamlessly throughout. The spacious kitchen is complete with granite countertops, a generous breakfast bar, stainless steel appliances, and a convenient pantry. The kitchen opens to an expansive dining area, large enough to comfortably fit a six-person dining table — a rare feature in townhomes. The inviting living room is perfectly positioned between the two bedrooms, offering a versatile and comfortable space with plenty of room for a large sectional, accent chairs, and an entertainment center. Built-in speakers in the living area and both bedrooms create the perfect atmosphere for movie nights or entertaining. Step outside onto your private corner balcony, where you can enjoy views of the beautifully maintained complex — and with a roughed-in A/C connection, future warm summer days will be a breeze. The primary bedroom features a massive walkthrough closet leading to your private 3-piece ensuite with an elegant glass-enclosed shower. On the opposite side of the unit, the second bedroom is also quite large, has a walk-in closet, and offers flexibility — ideal as a guest room, home office, or cozy den. The double attached garage easily accommodates two vehicles with additional storage space. Located in a vibrant community, you'll be steps from schools, parks, walking paths, and green spaces, with shopping, dining, and amenities just a short drive away.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX First**

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









