

**305 Cranford Mews SE
Calgary, Alberta**

MLS # A2228614



\$465,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,496 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 448
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home, Pantry		

Inclusions: TV Mounts (No TV's), Garage Keypad Door Lock

Rare Opportunity!!! Stylish Double Primary Bedroom Townhome with Full Basement AND Attached Garage in ZEN Cranston SOLAR. Welcome to the sought-after Baldwin floorplan in the "ZEN Cranston SOLAR" complex—a beautifully maintained 2-bedroom, 2.5-bath home with a thoughtfully designed open-concept layout. The main level features modern laminate flooring throughout and is filled with natural light from large windows that frame views of the private deck and backyard. The spacious living area has 14-ft ceilings and ample space for a variety of furniture options and a nook for a desk. The dining space and contemporary kitchen are perfect for entertaining. The kitchen comes equipped with quartz countertops, a generous breakfast bar, water filtration system, full stainless steel appliance package and ample cabinetry. Upstairs, you'll find two generous bedrooms—each with their own 4-piece ensuite and walk-in closets. Convenient upper-level laundry adds to the ease of your daily living. Additional highlights include central air conditioning, two solar panels for energy efficiency and an undeveloped basement with bathroom rough-ins and large windows awaiting your personalized touch. The property is situated close to schools, scenic walking paths, parks, playgrounds and shopping amenities - this home truly has it all. Don't miss your chance to own this gem—schedule your viewing today!