



Sherwood Park **Durham Town Square** LP: **\$375,000**
 #24 40 CRANFORD WY T8H 2A9 SP: M

Listing ID # E4482850 **ACTIVE**
Building Type Townhouse
Style 3 Level Split **Sold Date**
Year Built 1997 **Bedrooms Above** 2
Full Baths 2 **Bedrooms Total** 3
Half Baths 1 **Basement** Full
Total Baths 2.1 **Basement Dev** Fully Finished
Tot Flr AG SqFt 1,204.60 **Tot Flr AG SqM** 111.91

[URL-Virtual Tour](#) [URL-Brochure](#)

Step into style and comfort with this gorgeous, renovated 3-level split WALKOUT townhouse offering the perfect blend of modern updates and functional living. With 1205 sq ft above grade, this home delivers an airy, spacious feel enhanced by a soaring vaulted ceiling and an abundance of natural light throughout. A cozy gas fireplace compliments the LR while the white kitchen shines with a stylish backsplash and pantry, and newer vinyl plank flooring throughout adds durability and a cohesive, contemporary look. Unwind in the spa-inspired bath featuring a gorgeous stand-alone tub and enjoy the flexibility of 3 bedrooms and 2.5 baths. The walkout level and raised south-facing deck back onto peaceful greenspace, perfect for relaxing with no rear neighbours. Complete with an attached garage and located in a quiet, well-managed complex this home offers low-maintenance living in a serene setting. Close to all major amenities Sherwood Park has to offer. A turnkey opportunity combining comfort, style, and location!

Directions

Room	Dimensions	M	Room	Dimensions	L	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Living Room	3.75 x 6.60	M	Bedroom 3	2.36 x 3.33	L	1	2	M	No	Main		
Dining Room	3.30 x 3.21	M	Bedroom 4			2	3	L	No	Upper		
Kitchen	3.30 x 3.21	M	Utility Room	1.74 x 1.60	L	3	4	U	Yes	Above Grd		
Family Room	4.21 x 4.51	L				4				Lower		
Den						5				Below Grd		
Bonus Room						6				Tot Flr AG	111.91	1,204.60
Primary Bedrm	3.86 x 5.80	U				7				# Finished	3	
Bedroom 2	3.05 x 3.79	U										

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Brick, Stucco, Vinyl
Flooring Vinyl Plank
Features Deck, Exterior Walls- 2"x6", Parking-Visitor, Vaulted Ceiling, Vinyl Windows

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent
2nd Suite No **Permit By Seller**
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape **Front Exposure** North
Lot Size SqM **F x D (m)** x
Zoning
Tax Amount \$2,533.98 / 2025
Conform Type Title Insurance
Conform Year

Goods Incl Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds

Goods Excl

Warranty

Fireplace Yes
FP Fuel Gas
FP Type Mantel

Site Features Golf Nearby, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Over Sized, Single Garage Attached

Road Access Paved

Park Encl/Tot / **Garage Dim**

Condo Name	Charlton Terrace	Floor Location	Floor#
Condo Fee	\$434.19	#Floors in Build	Elevator
Fee Includes	Exterior Maintenance, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution	Balcony/Terrace	Min Age
		Titled Storage	No
		Parking Type	N/A
		Unit Exposure	