

\$625,000 - 76 Cranford Park Se, Calgary

MLS® #A2196828

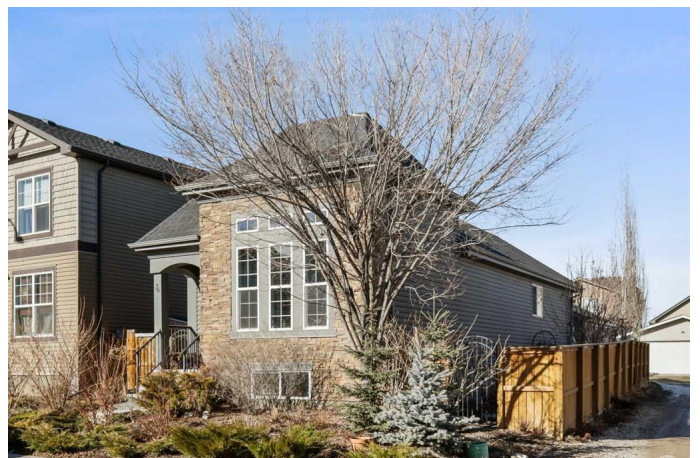
\$625,000

4 Bedroom, 3.00 Bathroom, 1,014 sqft
Residential on 0.08 Acres

Cranston, Calgary, Alberta

*****OPEN HOUSE MARCH 15 FROM 2-4PM*****

Welcome to your new home! Situated in the highly sought-after community of Cranston, this stunning 4 Bedroom & 2.5 Bathroom Bungalow boasts an array of premium upgrades, including central air conditioning, a maintenance-free front and back yard (AstroTurf), and striking vaulted ceilings. The chef-inspired kitchen is equipped with exquisite quartz countertops, top-of-the-line stainless steel appliances, and a gas stove—perfect for culinary enthusiasts. The main floor is thoughtfully designed, featuring a primary suite with a three-piece ensuite, a second bedroom ideal for use as a home office, and a stylish two-piece powder room. The living room, with its high ceilings, flows seamlessly into the meticulously landscaped yard, offering the perfect setting for relaxation or entertaining. The professionally developed basement adds valuable living space, including a spacious family room, two generously sized bedrooms, and a full four-piece bathroom. Additional features include a double detached garage, Remote Controlled Hunter Douglas blinds in the living room and a water softener, ensuring convenience and comfort. Recent maintenance has also been completed for the furnace, water softener, and includes a brand new dryer (on order), and touch ups throughout. This home is truly move-in ready, offering both style and functionality in a prime location with some of the most amazing



neighbors you could ask for. A must-see for discerning buyers! Call your favorite Realtor to book a private showing today.

Built in 2013

Essential Information

MLS® #	A2196828
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,014
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	76 Cranford Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0W9

Amenities

Amenities	Park, Parking, Recreation Facilities, Clubhouse, Picnic Area, Playground
Parking Spaces	2
Parking	Double Garage Detached, Alley Access, Garage Faces Rear
# of Garages	2

Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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