

# \$569,900 - 125 Cranford Drive Se, Calgary

MLS® #A2193381

**\$569,900**

4 Bedroom, 4.00 Bathroom, 1,388 sqft

Residential on 0.08 Acres

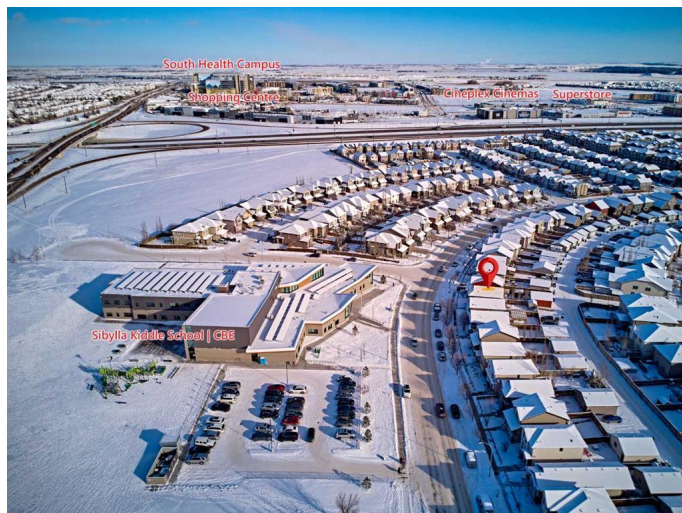
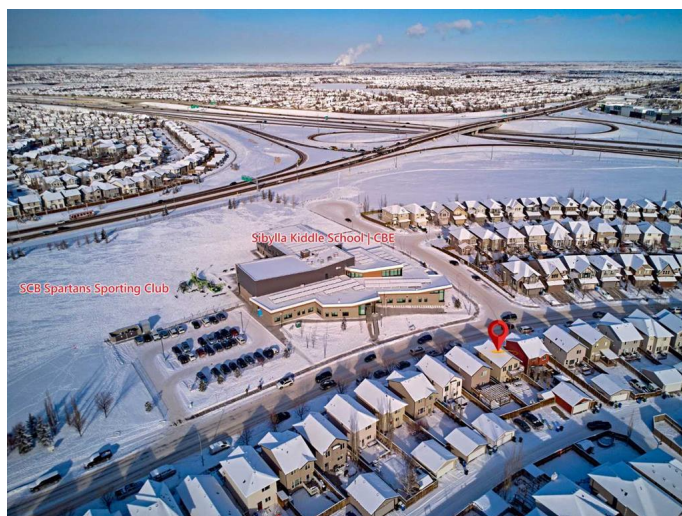
Cranston, Calgary, Alberta

Price reduced for quick sale!! This one-of-a-kind home features almost 2000 sf developed living space in Cranston, with 4 bedrooms and 3.5 baths in total, and a thoughtfully designed layout with the spacious dining, living, and kitchen areas situated on the second floor, offering greater views and a lot more natural light. The bedrooms on the main floor and basement provide a private retreat for family members, creating a perfect balance between communal living spaces and restful sleeping areas. A truly unique home that blends functionality with style.

Spacious kitchen has granite countertops, Stainless Steel appliance package. Dining room and living room are wired for 7.1 surround sound. One Balcony door off living room open up to a south facing deck/backyard. The other balcony facing front overlooking the school. Many upgrades include the paint, tile, carpet, granite, light fixtures and custom Hunter Douglas blinds. 9 feet ceiling Basement is fully finished with 2 more bedrooms, the 3rd full bath with walk-in shower and storage room. South facing back yard with large deck and a spacious shed and space to build a garage. Steps to Sibylla Kiddle School, transit and other amenities. Great Value!

Built in 2011

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2193381    |
| Price          | \$569,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,388       |
| Acres          | 0.08        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 125 Cranford Drive Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 0V1               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Clubhouse                                  |
| Parking Spaces | 1  |
| Parking        | Alley Access, Off Street, On Street, Stall |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Electric Stove, Microwave Hood Fan, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, Barbecue          |
| Lot Description   | Back Lane, Rectangular Lot |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 8th, 2025 |
| Days on Market | 83                 |
| Zoning         | R-G                |
| HOA Fees       | 167                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |  |
|----------------|--|
| Listing Office | Classic Property Management & Realty Ltd |
|----------------|--|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.