

\$630,000 - 196 Cranford Crescent Se, Calgary

MLS® #A2209722

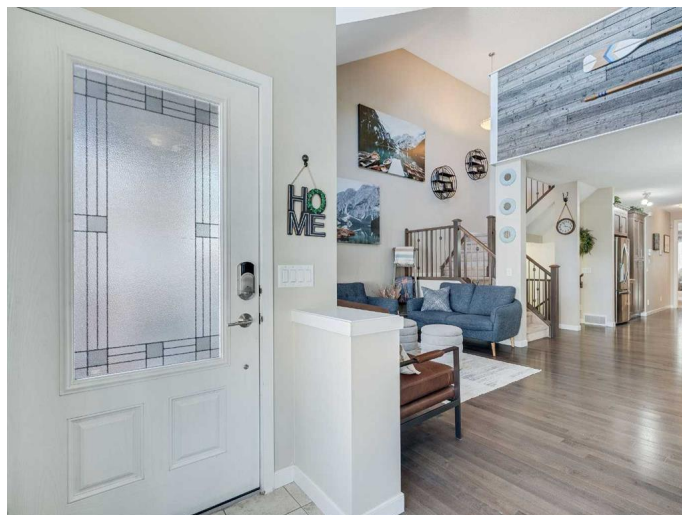
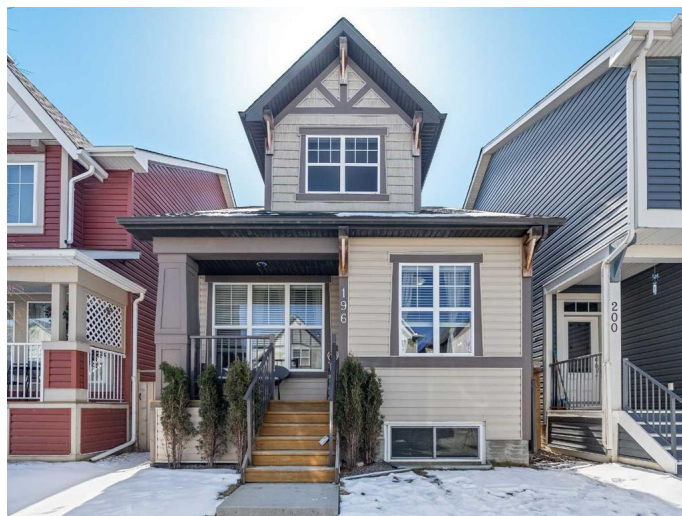
\$630,000

3 Bedroom, 3.00 Bathroom, 1,718 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

OPEN HOUSE THIS SATURDAY May 17th FROM 2-4pm! Welcome to your dream home in the heart of Cranston! As you step through the impressive entryway, you'll be greeted by 20' vaulted ceilings! An inviting front foyer leads you into a bright, open-concept living area into the updated kitchen. This beautifully designed space features stunning hardwood floors, elegant cabinetry, luxurious granite countertops, and a modern backsplash that makes entertaining a delight. The main floor boasts a serene master suite, complete with a spa-like en-suite bathroom and a spacious walk-in closet. You'll also find a convenient 2-piece powder room and a generous mudroom equipped with laundry facilities. Ascend to the upper level where a sun-drenched bonus room awaits, along with two additional spacious bedrooms and a well-appointed full bathroom. Step outside to a backyard retreat featuring a concrete pad, spacious lawn for the dogs, and an oversized double garage capable of accommodating 2 vehicles with room to spare for storage! Close to excellent schools, shopping options, and recreational facilities for all ages. Enjoy scenic walks or bike rides along the ridge while taking in breathtaking views of the Bow River and surrounding mountains. With easy access to major transportation routes and BRT buses to downtown, this home is ideally situated for both work and play. Don't miss your chance to own this exceptional property—your perfect family home awaits!



Built in 2011

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209722 |
| Price | \$630,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,718 |
| Acres | 0.06 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 196 Cranford Crescent Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 0X9 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |

Basement Full, Partially Finished

Exterior

Exterior Features Lighting, Rain Gutters
Lot Description Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 16th, 2025
Days on Market 30
Zoning R-G
HOA Fees 181
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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