



152 Cranford Drive SE
Calgary, Alberta

MLS # A2307884



\$664,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,084 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Irregular Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Fantastic family home in the highly sought after community of Cranston, ideally located just MINUTES FROM SCHOOLS, SHOPPING AND THE BREATHTAKING FISH CREEK PROVINCIAL PARK. Offering a functional and thoughtfully designed layout, this home is perfect for growing families looking for both comfort and convenience. The main floor features a spacious kitchen complete with a large central island, a high quality dual stove with gas cooktop and double oven, a convenient breakfast counter and an abundance of cabinetry and counter space - ideal for both everyday living and entertaining. The bright dining area is filled with natural light thanks to a wall of windows and patio doors which open to the deck and large, fully fenced backyard. The inviting family room has a cozy gas fireplace, creating a warm and welcoming space to relax. Upstairs, you'll find a generous BONUS ROOM WITH VAULTED CEILINGS - perfect as a family lounge, media space, or playroom, along with the convenience of an upper floor laundry room. There are three well sized bedrooms, including a spacious primary bedroom featuring a relaxing ensuite with a corner soaker tub, double vanity, and separate shower. The basement development has already been started, with flooring, drywall, paint and baseboards in place - offering a great opportunity to easily complete the space to suit your needs. This great home also has a RECENTLY UPDATED FURNACE AND TANKLESS HOT WATER SYSTEM. Priced to sell, this move in ready home offers exceptional value. A perfect opportunity to get into a wonderful neighbourhood and make it your own.