



GRASSROOTS
REALTY GROUP

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162 Cranford Park SE
Calgary, Alberta

MLS # A2315938



\$535,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,316 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this well maintained 3 bedroom home located in the desirable community of Cranston. With alley access and no neighbours directly behind, this property offers added privacy and functionality that is hard to find. Enjoy the morning sun in the backyard and unwind with the evening sun out front, the perfect way to start and end your day. The thoughtfully designed main floor features convenient laundry, a half bathroom, granite countertops, and a functional kitchen island with a built in microwave, offering both style and practicality for everyday living. The kitchen also features stainless steel appliances and a new Bosch dishwasher replaced in October 2025. Upstairs, you'll find 3 bedrooms including a spacious primary bedroom complete with a walk in closet and private 4 piece ensuite bathroom. An additional 4 piece bathroom on the upper level adds extra convenience for family and guests. Outside, the low maintenance exterior includes durable stucco siding and concrete front steps. The unfinished basement provides endless potential to create the space you've been dreaming of, whether it's a recreation room, home gym, additional bedrooms, or extra storage. With amenities near by such as shopping, grocery stores, parks and schools, this community has it all! This home has been well cared for and is ready for its next owners to make it their own.