



**190 Cranford Common SE
Calgary, Alberta**

MLS # A2317671



\$589,700

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,500 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Drive Through, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Tire Rack

Welcome to the heart of Cranston—one of Calgary’s most beloved family communities where schools, parks, pathways, cafes, recreational facilities, and the natural beauty of the Bow River are all just moments from your doorstep. Whether it’s a morning walk for coffee, afternoons at the spray park, or evenings exploring the extensive river pathways, this is a community designed for connection, convenience, and an exceptional lifestyle. Beautifully crafted by Brookfield, the highly sought-after Belvedere floorplan offers a unique blend of architectural character, thoughtful design, and timeless appeal. From the moment you arrive, the mature front landscaping and spacious elevated concrete front patio create a warm and welcoming first impression. Step inside to a generous foyer that immediately sets the tone for the home’s bright and open feel. The inviting living room is anchored by a cozy central gas fireplace with tile surround and mantle, while oversized windows flood the space with natural light and frame views of the front yard. Just a few steps up, the elevated kitchen and dining area create a wonderful sense of separation while maintaining an open-concept flow. A pony wall and central niche subtly define the spaces, adding both function and architectural interest. The beautifully appointed kitchen features an expansive flush island, quartz countertops, undermount sink, full tile backsplash, ceiling-height cabinetry, stylish pendant lighting, and sleek stainless steel appliances. Soaring 17-foot open-to-above ceilings—a rare and impressive feature in a laned home—enhance the sense of space and light throughout the main living area. One of the home’s most captivating design elements is the stunning circular staircase, framed by built-in display niches and complemented by upgraded wrought iron railings. Above, a

charming catwalk overlooks the main floor and connects the upper level, creating a striking architectural statement rarely found in homes of this style. A conveniently tucked-away powder room completes the main floor. Upstairs, you'll discover three spacious bedrooms, including a beautiful primary retreat featuring a walk-in closet and a well-appointed ensuite with a separate shower, large soaker tub with full tile surround, and an elegant circular feature window. French doors open onto a private covered balcony overlooking the front yard—an ideal place to enjoy a quiet morning coffee or watch summer storms roll in across the horizon. A full bathroom serves the additional bedrooms and completes the upper level. Outside, the backyard is designed for relaxation and entertaining with a tiered deck, charming pergola, and plenty of green space to enjoy throughout the seasons. The oversized garage offers a unique interior access door to the backyard, providing exceptional functionality for hobbyists, mechanics, or anyone who appreciates seamless access between indoor and outdoor spaces. Welcome Home!