



GRASSROOTS
REALTY GROUP

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187 Cranford Close SE
Calgary, Alberta

MLS # A2318157



\$549,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: BBQ, Firepit, Shed, Picnic Table, Outdoor furniture, Canopy entertainment system & shelving

Prepare to be captivated by 187 Cranford Close. An exquisite, never-before-listed Cranston residence making its highly anticipated MLS debut, complete with central air conditioning. From the moment you step inside, the main floor reveals a thoughtfully designed layout with an inviting atmosphere, showcasing a seamless open-concept design where a sophisticated living room and chef-inspired kitchen flow together effortlessly. Tucked away on this level is a highly versatile flex room, offering a quiet sanctuary for a main-floor office or a convenient fourth bedroom. Ascending to the upper level, the home transitions into a family-focused haven featuring a sprawling primary retreat with a private ensuite bath, two additional oversized bedrooms, and a conveniently located laundry room that elevates everyday convenience. The visual appeal continues into the beautifully finished basement, a sprawling space that hosts a massive recreation room perfect for media nights, a private guest bedroom, and a full three-piece bathroom. Outside, the property features a secure two-car parking pad ready for a future garage layout. Perfectly situated in a peaceful pocket of Calgary's premier master-planned community, you are just steps from top-tier schools, scenic ridge walking paths, and the exclusive, resort-style amenities of Century Hall, including private tennis courts, a gym, and a splash pad. This is a rare opportunity to own a pristine, turn-key property in a coveted neighborhood.