



**46 Cranford Gardens SE
Calgary, Alberta**

MLS # A2323092



\$710,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: ILLEGAL SUITE - stove, refrigerator, microwave, dishwasher, washer and dryer, hood fan, freezer main floor, freezer in suite. Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer

Welcome to this upgraded family home in the desirable community of Cranston! Ideally located within walking distance to both Catholic & Public schools, parks, and local amenities, this property offers exceptional functionality, and INCOME POTENTIAL. The main floor features hardwood flooring, a front den/home office, and a bright open concept layout. The kitchen is highlighted by new quartz countertops, stainless steel appliances, large island with eating bar, and ample cabinetry. The breakfast nook and spacious great room provide an ideal space for entertaining and everyday living. Enjoy the beautiful private yard backing onto greenspace with no homes behind. Low maintenance yard - 18k of recent landscaping updates. Beautiful greenhouse included for those with a green thumb! Upstairs offers a large bonus room, three generous bedrooms, and a full bathroom with tiled flooring, new bath tub and quartz counters. The primary retreat features a spa inspired ensuite with soaker tub, separate shower, and walk in closet. The basement has been fully developed into an illegal suite with a SEPARATE EXTERIOR ENTRANCE and is currently tenanted. The lower level includes a large living area, spacious bedrooms, full kitchen, modern bathroom with subway tile shower, and a functional layout suitable for extended family or rental use. Recent upgrades include NEW HOT WATER TANK (2024), NEW WATER FILTRATION system, NEW QUARTZ countertops in kitchen and bathrooms, and stone landscaping in the backyard. Additional features include triple pane windows, high efficiency furnace, gas BBQ hookup, and a fully fenced, treed backyard. Exceptional opportunity in a prime family community. Perfect for homeowners, investors, or multi-generational living.