



GRASSROOTS
REALTY GROUP

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532 Cranford Drive SE
Calgary, Alberta

MLS # A2330389



\$490,000

Division:	Cranston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,406 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Lawn, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 438
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 532 Cranford Drive SE — a beautifully laid-out 4-bedroom home in the heart of Cranston! With 1,406 sq ft of thoughtfully designed living space, this home offers the perfect blend of comfort and function for families on the move. Inside, you'll find 2.5 bathrooms and four spacious bedrooms upstairs, including a primary retreat complete with a walk-in closet. Upstairs laundry means no more hauling baskets up and down the stairs — a small detail that makes a big difference in everyday life. Central air conditioning keeps things cool and comfortable through Calgary's warmer months, while the double attached garage offers plenty of room for vehicles, storage, and Alberta winters. Situated in the sought-after community of Cranston, this home puts you close to scenic pathways, parks, the South Health Campus, and easy access to Deerfoot and Stoney Trail for a quick commute anywhere in the city. Families will love the nearby schools, playgrounds, and the vibrant Century Hall community centre with its splash park, skating rink, and year-round programming. This is move-up living made easy — book your showing today!