



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

495 Cranford Drive SE
Calgary, Alberta

MLS # A2332986



\$815,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,442 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Street Lighting, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		
Inclusions:	None		

Welcome to this beautifully built and meticulously maintained 3-bedroom, 2.5-bath home offering over 2,400 sq ft of thoughtfully designed above-grade living space in the highly desirable community of Cranston. Combining elegance, comfort, and functionality, this stunning property showcases an open-concept layout with an abundance of upgrades and timeless finishes throughout, making it the perfect home for growing families and those who love to entertain. As you step inside, you are greeted by a soaring front entrance and an inviting formal dining area that seamlessly connects to the heart of the home. The spacious great room is filled with natural light and features a cozy gas fireplace with a beautiful stone mantle, creating a warm and welcoming atmosphere for relaxing evenings or gatherings with family and friends. The chef-inspired kitchen is truly the centerpiece of the home, complete with an oversized island, gorgeous granite countertops, ceiling-height cabinetry, stainless steel appliances, and a striking stone archway over the gas stove. A convenient walk-through pantry leads directly to the mudroom and double attached garage, offering exceptional functionality for everyday living. The main floor also features durable tile flooring, a private office ideal for working from home, a stylish powder room, and direct access to the beautifully landscaped backyard. Enjoy outdoor living in your private retreat featuring mature trees, underground sprinklers, and plenty of space for entertaining, gardening, or simply unwinding in peace. Upstairs, the luxurious primary suite offers the perfect escape with a spacious walk-in closet and a spa-inspired ensuite complete with a double vanity, stand-alone glass shower, and a large soaker tub designed for ultimate relaxation. The upper level is thoughtfully designed with a large bonus room, built-in desk area, convenient laundry

room, two additional generously sized bedrooms, and a full bathroom, providing plenty of room for the entire family. The unfinished basement offers endless potential and serves as a blank canvas ready for your personal touch. With high ceilings and a spacious layout, the lower level presents an incredible opportunity to create additional living space, a home gym, recreation room, theatre area, or extra bedrooms tailored to your lifestyle and needs.