



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

162 Cranford Common SE
Calgary, Alberta

MLS # A2335000



\$529,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,397 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully maintained 3 bedroom, 2.5 bath home located in the highly sought after community of Cranston. Lovingly cared for by its original owner, this home offers an exceptional combination of comfort, functionality, and outdoor living, all situated on an impressive 6,400+ sq/ft. lot. The bright and inviting main floor features gleaming hardwood flooring and large windows that fill the home with natural light. The spacious kitchen is designed for both everyday living and entertaining, showcasing upgraded stainless steel appliances, custom cabinetry, granite countertops, and a large centre island with breakfast bar overlooking the separate dining area and generous living room. Upstairs, the oversized primary bedroom offers a walk-in closet and a private 4pc ensuite. Two additional well sized bedrooms and another full 4pc bathroom complete the upper level. The basement provides additional living space with a large family room, laundry area, and plenty of storage. Step outside to enjoy the expansive, sun filled backyard featuring a large deck with a pergola, perfect for relaxing or entertaining. The oversized lot offers outstanding outdoor space with potential for a future triple garage while still maintaining a generous backyard. Pride of ownership is evident throughout, from the meticulously maintained landscaping to the spotless interior. Ideally located with quick access to Deerfoot Trail and Stoney Trail, this home is close to schools, parks, shopping, restaurants, and everyday amenities. Cranston is well known for its extensive network of walking and cycling pathways, playgrounds, and abundant green spaces, making it an ideal community for families and outdoor enthusiasts alike. This exceptional home offers a rare opportunity to own a move in ready property on a premium sized lot in one of Calgary's most desirable communities.

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