



GRASSROOTS
REALTY GROUP

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13 Cranford Gardens SE
Calgary, Alberta

MLS # A2349469



\$724,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,225 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

Embrace a life in the desirable community of Cranston in this exceptional two-story home offering 2,225 SF above grade living space and an open floorplan designed for both comfortable living and entertaining. Hardwood floors flow seamlessly throughout the main level, complemented by tile accents creating an inviting ambiance. Culinary aspirations find fulfillment within the gourmet kitchen, showcasing quartz countertops, center island with breakfast bar, stainless steel appliances (including a new gas stove), gorgeous stone surround hood fan and walk thru pantry leading to the spacious mud room. The generously scaled dining room opens to the living room with cozy gas fireplace and framed by vaulted, beamed ceilings adding to the architectural presentation. A powder room completes this level. Upstairs, you will find a large bonus room with wall to wall windows allowing in an abundance of natural light. Retreat to the primary suite, complete with a walk-in closet and a lavish five-piece ensuite bath featuring dual vanities, corner soaking tub, and separate shower. Two additional bedrooms and a 4 piece bathroom provide generous accommodation for family members or guests, while a thoughtfully designed laundry room are also found here. Downstairs, a full unfinished basement awaits your personalization, offering boundless potential for recreation or additional living space. The expansive patio and new cedar deck in the sunny SOUTH facing backyard is the perfect space for summer outdoor enjoyment. Situated on a corner lot, across the street from Sibylla Kiddle School and minutes to an array of parks, playgrounds, miles of walking and biking pathways and Cranston Market along with convenient access to Fish Creek Provincial Park and the Bow River. Residents benefit from access to Cranston's Century Hall, the community's 22,000 SF recreation

facility and private park with an impressive selection of indoor and outdoor amenities. Do not miss out on this meticulous home and book your showing today!