

\$529,900 - 214 Cranford Park Se, Calgary

MLS® #A2196844

\$529,900

3 Bedroom, 4.00 Bathroom, 1,439 sqft
Residential on 0.06 Acres

Cranston, Calgary, Alberta

Welcome to Your Dream Home in Cranston!

Situated in the heart of the vibrant and family-friendly community of Cranston, this semi-detached two-storey home offers a perfect blend of modern living and comfort. With 3 spacious bedrooms, including two master suites, a den, 3 full bathrooms, and a convenient half bath, this home has ample space to accommodate your growing family.

The ***FIRST LEVEL*** has been freshly painted, creating a bright and welcoming atmosphere. Upon entering, you're greeted by an open-concept layout that floods the space with natural light. The kitchen is a chef's dream, featuring a large island, lots of storage, a garburator, and a ***GAS LINE FOR THE STOVE***, ensuring you have everything you need for culinary creativity. The expansive dining area leads to the backyard, perfect for hosting outdoor gatherings. The cozy living room, centered around a gas fireplace, provides a warm and inviting space for both relaxation and entertaining. A conveniently located half bath completes the main floor.

Upstairs, you'll find two generously sized master bedrooms, each with its own walk-in closet for ample storage. The laundry room is conveniently located on this level, making everyday chores more manageable. The ***RECENTLY FINISHED BASEMENT*** adds even more living space, featuring a sun-filled



bedroom, a den, and a full bathroomâ€”ideal for family, guests, or a quiet home office.

The ***BACKYARD*** is a gardener's paradise, complete with ***TWO GARDEN BEDS***, perfect for growing your own vegetables or flowers. The property also boasts ****FENCING ON BOTH SIDES***, ensuring privacy and security. For added convenience, the ****WHIRLPOOL WATER SOFTENER*** ensures high-quality water throughout the home. Plus, there's a ***GAS LINE FOR A BBQ*** in the backyard, making outdoor entertaining effortless.

This home strikes the perfect balance of style, comfort, and practicality in one of Cranstonâ€™s most sought-after communities. Donâ€™t miss the opportunity to make this beautiful property your own!

Built in 2014

Essential Information

MLS® #	A2196844
Price	\$529,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,439
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	214 Cranford Park Se
Subdivision	Cranston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2C4

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bidet
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	12
Zoning	R-2M
HOA Fees	172
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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