

# \$630,000 - 196 Cranford Crescent Se, Calgary

MLS® #A2209722

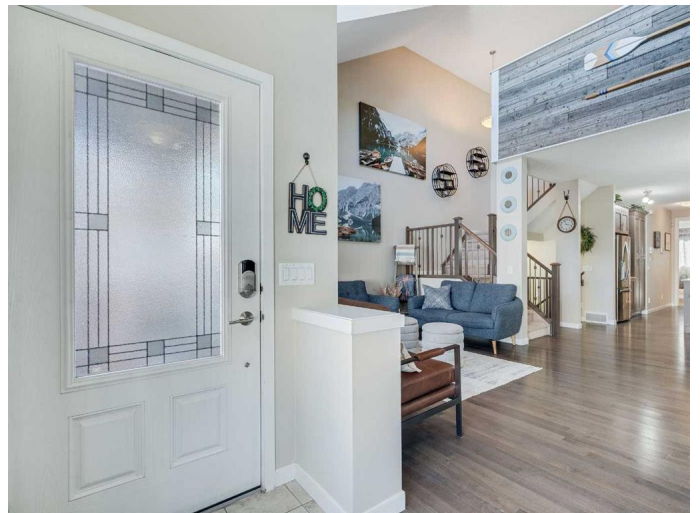
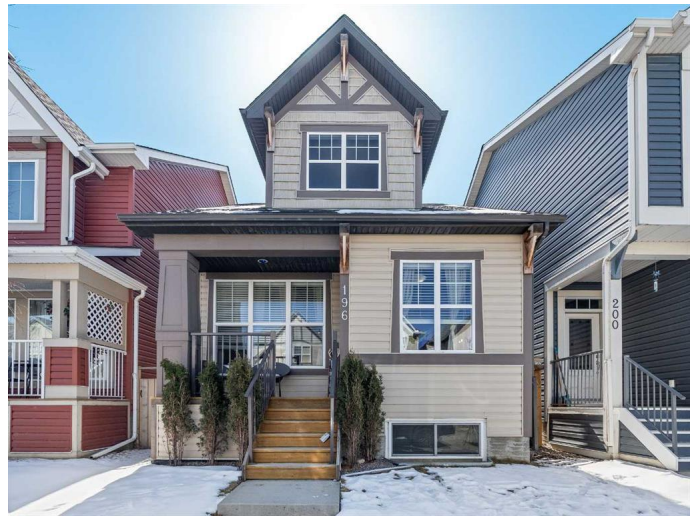
**\$630,000**

3 Bedroom, 3.00 Bathroom, 1,718 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Welcome to your dream home in the heart of Cranston! As you step through the impressive entryway, you'll be greeted by 20' vaulted ceilings! An inviting front foyer leads you into a bright, open-concept living area into the updated kitchen. This beautifully designed space features stunning hardwood floors, elegant cabinetry, luxurious granite countertops, and a modern backsplash that makes entertaining a delight. The main floor boasts a serene master suite, complete with a spa-like en-suite bathroom and a spacious walk-in closet. You'll also find a convenient 2-piece powder room and a generous mudroom equipped with laundry facilities. Ascend to the upper level where a sun-drenched bonus room awaits, along with two additional spacious bedrooms and a well-appointed full bathroom. Step outside to a backyard retreat featuring a concrete pad, spacious lawn for the dogs, and an oversized double garage capable of accommodating 2 vehicles with room to spare for storage! Close to excellent schools, shopping options, and recreational facilities for all ages. Enjoy scenic walks or bike rides along the ridge while taking in breathtaking views of the Bow River and surrounding mountains. With easy access to major transportation routes and BRT buses to downtown, this home is ideally situated for both work and play. Don't miss your chance to own this exceptional property—your perfect family home awaits!



Built in 2011

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209722    |
| Price          | \$630,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,718       |
| Acres          | 0.06        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 196 Cranford Crescent Se |
| Subdivision | Cranston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 0X9                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer              |
| Heating           | Forced Air                                                                               |
| Cooling           | Central Air                                                                              |
| Has Basement      | Yes                                                                                      |

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Lighting, Rain Gutters  
Lot Description        Back Lane, Low Maintenance Landscape, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             April 16th, 2025  
Days on Market        17  
Zoning                   R-G  
HOA Fees                181  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office           CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.