

\$544,000 - 117 Cranford Way Se, Calgary

MLS® #A2252766

\$544,000

3 Bedroom, 4.00 Bathroom, 1,417 sqft

Single Family on 0.05 Acres

Cranston, Calgary, Alberta

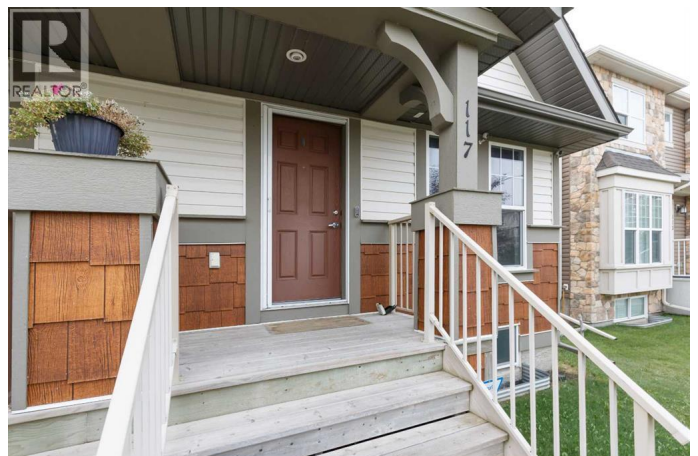
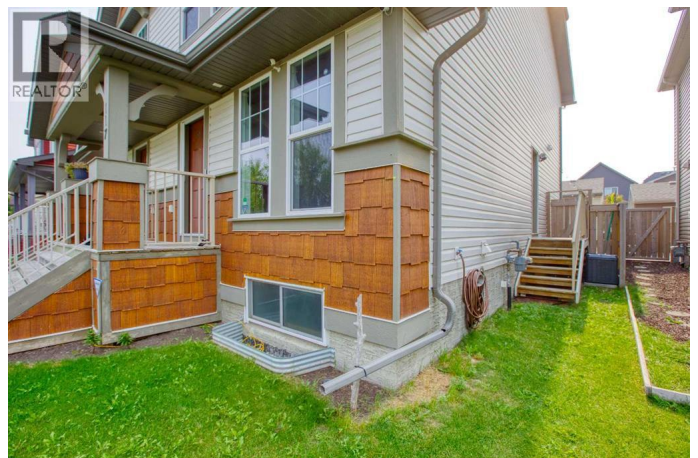
This 1416 sq ft two-storey half duplex is conveniently situated directly across from a play park, offering an excellent setting for families and ample street parking. The well-designed floor plan features three bedrooms and four bathrooms, including a three-piece ensuite off the primary bedroom. The spacious kitchen and dining area flow into a comfortable living room with a wall-mounted electric fireplace and adjacent two-piece powder room. The fully developed lower level includes a sizeable recreation room and a three-piece bathroom. Flooring throughout consists of laminate, ceramic tile, and carpeting. The property boasts an insulated, drywalled double garage with electric baseboard heating. Enjoy low-maintenance outdoor living in the southeast-facing backyard, complete with an exposed aggregate patio—eliminating the need for lawn care. Additional amenities include central air conditioning, a hot tub, and a basement sauna. Located in desirable Cranston and just a short walk to Fish Creek Provincial Park and the Bow River. Easy access to main routes, shopping, schools, and all other essential amenities. (id:6289)

Built in 2013

Essential Information

Listing # A2252766

Price \$544,000



Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,417
Acres	0.05
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	117 Cranford Way Se
Subdivision	Cranston
City	Calgary
Province	Alberta
Postal Code	T3M1W4

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Recreation Centre
Features	See remarks, Back lane, No Animal Home, No Smoking Home, Sauna
Parking Spaces	4
Parking	Detached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding, Wood siding
Exterior Features	Landscaped
Construction	Wood frame

Foundation

Poured Concrete

Listing Details

Listing Office

Century 21 Masters



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