# \$749,000 - 168 Cranford Drive Se, Calgary

MLS® #A2259805

#### \$749,000

4 Bedroom, 4.00 Bathroom, 2,257 sqft Residential on 0.11 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully appointed and thoughtfully designed 3+1 bedroom, 3.5 bathroom home within walking distance to two good elementary schools in the heart of Cranston — one of SE Calgary's most sought-after communities. Offering over 2800 sq. ft. of total living space across three fully finished levels, this elegant home combines timeless craftsmanship with practical functionality.

Step inside, the open concept main floor features 9' ceiling and gleaming upgraded hardwood flooring throughout the level. The bright and spacious Living room with a cozy tile faced gas fireplace creates a welcoming atmosphere that is the perfect spot to sit with your family or guests. The Dining room connects flowingly to the Living room in the back, boost with a double sliding door leading to the oversized deck (24'2― x 12'3―) with gas hookup and serenity backyard which is perfect for kids and pets. The gourmet Kitchen is sleek and modern, featuring dark granite countertops versus white cabinets, stainless steel appliances, a central island, and a walk-in pantry. The Den/Office, a Mudroom and a 2-pc half Bathroom complete this level.Â

On the upper level, you'll find an expansive Bonus room, a Primary bedroom with a 5-pc Ensuite and walk-in closet, two generous-sized Bedrooms, a 4-pc Bathroom, and a Laundry







room. The fully finished Basement features 9' ceiling and functional layout, with a spacious family Room, a 4-pc Bathroom and an additional good-sized Bedroom, offering incredible flexibility for larger family. Recent updates include a new fridge (2025) and a new hot water tank(2025).

Minutes from all the amenities- schools, parks, playgrounds and walking paths, easy access to the South Health Campus, shopping, Deerfoot and Stoney Trail, this home is perfect for in and out of the city. Don't miss the opportunity- book a showing before it's gone!

#### Built in 2011

#### **Essential Information**

MLS® # A2259805 Price \$749,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,257 Acres 0.11

Year Built 2011

Type Residential Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 168 Cranford Drive Se

Subdivision Cranston
City Calgary
County Calgary
Province Alberta
Postal Code T3M 0W4

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High

Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room

1

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 25th, 2025

Days on Market 40

Zoning R-G

HOA Fees 190

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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