

\$639,900 - 78 Cranfield Crescent Se, Calgary

MLS® #A2083023

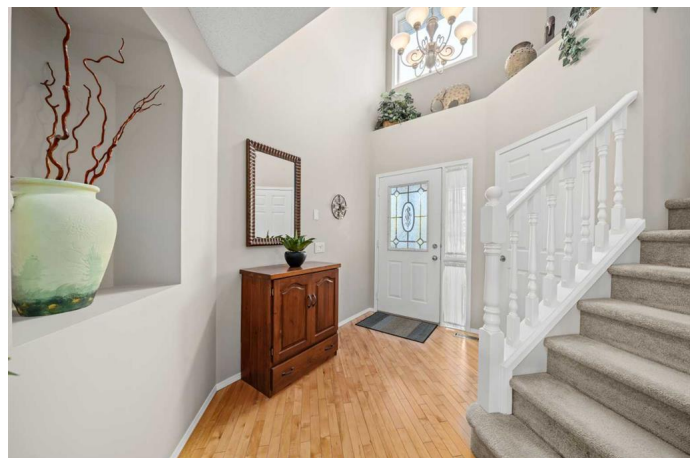
\$639,900

3 Bedroom, 3.00 Bathroom, 1,775 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

Welcome to this immaculately maintained two-story residence in the heart of Cranston, Calgary's vibrant and family-friendly community. Boasting three bedrooms, 2.5 baths, and a versatile bonus room, this home offers a perfect blend of comfort and functionality. As you step through the front door, you're greeted by an open-concept layout that effortlessly combines style and functionality. The main floor features a spacious living room, perfect for gathering with family and friends. The adjacent dining area seamlessly flows into the well-appointed kitchen, complete with modern appliances, ample granite overlay countertop space, a large corner pantry and a convenient breakfast bar. Upstairs, the master suite is a true retreat, offering a private oasis with its own ensuite bathroom. Two additional bedrooms and a full bath ensure there's plenty of space for a growing family or guests. The bonus room provides a flexible space that can be tailored to suit your lifestyle, whether it's a home office, playroom, or entertainment area. The basement is developed with a large rec room, perfect for hosting super fun parties! One of the other highlights of this home is its proximity to nature. The backyard oasis opens onto a sprawling green space, creating a serene backdrop for outdoor activities and relaxation. With direct access to the path system leading to Fish Creek Park, you'll have endless opportunities for hiking, biking, and enjoying



the natural beauty of the area. Cranston offers a range of amenities to cater to all your needs, from shopping and dining to recreational facilities. Families will appreciate the convenience of nearby schools, making mornings a breeze. This home has been lovingly cared for and maintained, showcasing pride of ownership throughout. With its desirable location, functional layout, and serene surroundings, this property truly offers the best of both worlds. Don't miss out on the opportunity to make this Cranston gem your forever home. Contact us today to schedule a private viewing! A Full list of upgrades are included in the supplements so be sure to ask your favourite realtor for a copy!

Built in 2001

Essential Information

MLS® #	A2083023
Price	\$639,900
Sold Price	\$628,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,775
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	78 Cranfield Crescent Se
Subdivision	Cranston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 1A6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
Date Sold	October 20th, 2023
Days on Market	22
Zoning	R-1N
HOA Fees	183.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp 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.