

\$599,900 - 186 Cranford Common Se, Calgary

MLS® #A2113030

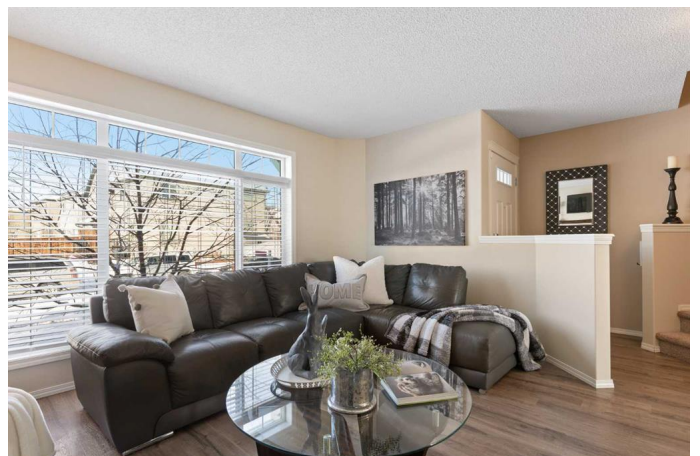
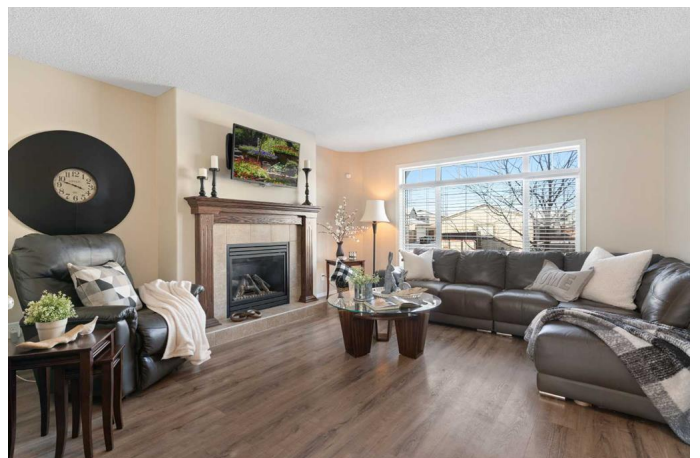
\$599,900

3 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

Discover the perfect blend of comfort and convenience in this beautifully maintained MOVE-IN READY home in the vibrant community of Cranston. With its sought-after SOUTH-FACING yard, this property bathes in natural light, ensuring a warm & welcoming atmosphere throughout. This FULLY FINISHED home offers nearly 2000 sq ft of living space, featuring 3 spacious bedrooms, 2.5 bathrooms & an over- sized 20x22 detached garage. The open floor plan is designed for modern living, complete with a cozy gas fireplace, luxury vinyl plank flooring & large kitchen with granite counters, a center island, gas range, stainless appliances & dining area with a large bay window. Additional highlights include convenient MAIN FLOOR LAUNDRY, oversized primary bedroom with a full ENSUITE BATH & a beautifully developed lower level. The SUNNY South backyard features a low-maintenance concrete patio & pathway, complemented by a grassy area for outdoor enjoyment for the kids & pups. Nestled in a family-friendly neighborhood with the most amazing neighbors, this home is within walking distance to two local schools & surrounded by an abundance of amenities such as grocery, coffee shops, banks, parks, walking paths, ponds, restaurants, South Health Campus & SO much more! Cranston is a highly sought-after community, commuting is a breeze with public transit as well as quick & easy access to McLeod, Stoney Ring Road/22x & Deerfoot Trail. Don't miss the



opportunity to own a piece of Cranston, a community known for its welcoming atmosphere and convenient access to everything a family could need. This move-in-ready home is not only competitively priced but the perfect place for a new family to begin their story.

Built in 2013

Essential Information

MLS® #	A2113030
Price	\$599,900
Sold Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	186 Cranford Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V4

Amenities

Amenities	Clubhouse, Park, Parking, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized

Interior

Interior Features	Bathroom Rough-in, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Level, Rectangular Lot, Zero Lot Line
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 21st, 2024
Days on Market	14
Zoning	R-1N
HOA Fees	182.70
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 PowerRealty.ca
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