

\$624,900 - 127 Cranford Common Se, Calgary

MLS® #A2120652

\$624,900

3 Bedroom, 3.00 Bathroom, 1,566 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Immerse yourself in the heartwarming embrace of Cranston, where every aspect of community living is tailored to enchantment. Set against a backdrop of picturesque charm, this home offers more than just comfort—it embodies a lifestyle steeped in CONVENIENCE AND COMMUNITY.

Designed with modern living in mind, the open floor plan effortlessly combines functionality with style featuring durable CERAMIC TILE AND HARDWOOD FLOORING on the main, a FUNCTIONAL DEN/OFFICE and a gourmet kitchen equipped with FULL HEIGHT CABINETRY, CORNER PANTRY, A CENTRAL ISLAND, WINE/BEVERAGE COOLER, STAINLESS STEEL APPLIANCES AND AN EXPANSIVE DINING AREA. The large windows in the great room feature high end TOP-DOWN BOTTOM-UP HUNTER DOUGLAS BLINDS.

Upstairs you'll find an OVERSIZED PREMIER SUITE with EXPANSIVE WALK IN CLOSET and large ensuite with STALL SHOWER AND SOAKER TUB. Two additional bedrooms and full bath complete the second storey.

Outside, the low maintenance, FULLY FENCED BACKYARD beckons with a RAISED DECK, ALUMINUM RAILING WITH A CUSTOM GATE to help keep kids and pets safely atop the stairs and wood pathway,



complemented by a grassy area ideal for children and pets to frolic. If it gets too warm outside, step inside to the comforts of your FULLY AIR CONDITIONED retreat.

Tend to your projects and park in and away from the elements in the OVERSIZED DOUBLE DETACHED GARAGE “INSULATED AND DRYWALLED WITH A CONCRETE APRON on to the ally, this garage is sure to impress! The garage has its own 220 electrical panel!

Situated in a family-friendly neighborhood with exceptional neighbors, this home is within walking distance to various local schools and surrounded by a wealth of amenities including grocery stores, coffee shops, banks, parks, walking paths, ponds, restaurants, and the South Health Campus.

Here, you'll discover a treasure trove of amenities designed to delight every member of the family. The possibilities for excitement are endless. From THE STATE-OF-THE-ART GYMNASIUM TO THE OUTDOOR RINK AND TOBOGGAN HILL, there's always something new to explore. And with a SPLASH PARK, PLAYGROUND, AND MOBILE SKATE PARK just waiting to be discovered, the fun never has to end.

But it's not just about recreation“Cranston's Century Hall (private residence recreation facility) is also home to a vibrant community of neighbors, united by a shared passion for connection and camaraderie. With a wide range of youth, adult, and senior programs to choose from, there's always an opportunity to forge new friendships and create lasting memories.

Both Cranston Elementary School (public) and Christ The King Catholic School are a short 7

minute drive; various other schools are within a 4km radius.

With effortless access to public transit and major roadways such as McLeod, Stoney Ring Road/22x, and Deerfoot Trail, commuting is a breeze. Don't let the opportunity slip away to call Cranston home—a community renowned for its welcoming atmosphere and unparalleled accessibility to all necessities :)

Built in 2013

Essential Information

MLS® #	A2120652
Price	\$624,900
Sold Price	\$626,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,566
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	127 Cranford Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0J1

Amenities

Amenities	Park, Party Room, Playground, Recreation Room
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Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	French Door, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, City Lot, Front Yard, Lawn, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 18th, 2024
Days on Market	13
Zoning	R-1N
HOA Fees	190.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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