

\$599,900 - 350 Cranford Drive Se, Calgary

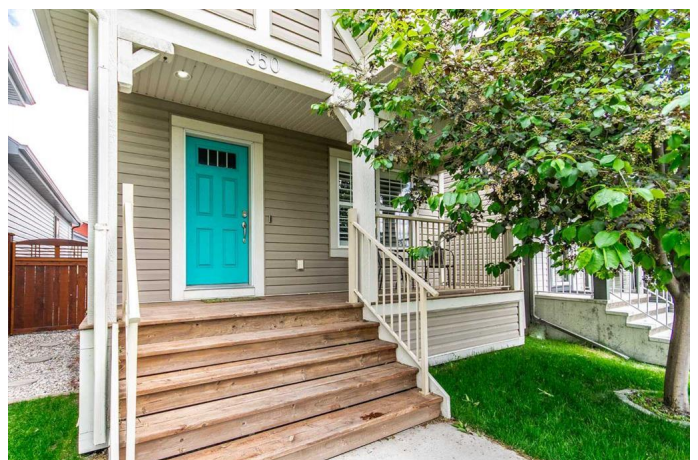
MLS® #A2123748

\$599,900

3 Bedroom, 3.00 Bathroom, 1,564 sqft
Residential on 0.06 Acres

Cranston, Calgary, Alberta

Welcome to this charming family home located in the vibrant community of Cranston. Nestled perfectly facing a schoolyard greenspace, this property offers the ideal setting for growing families. As you step inside, you'll immediately notice the fresh paint throughout and Hunter Douglas window shutters covering the large windows, adding a touch of modern elegance to the space. The bright and sunny main level boasts hardwood flooring and an inviting living area, perfect for relaxation or hosting gatherings. The well appointed kitchen features stainless steel appliances, ample counter space, sleek white cabinets, a stylish tile backsplash, pantry, and a center island with a breakfast bar illuminated by pendant lighting. The adjacent large dining area is ideal for family meals and entertaining guests. For those working from home or students working on projects, an office nook with built-in cabinetry provides a comfortable and productive workspace. The main level also provides a 2 piece powder room for family members or guests. Upstairs, you'll find a spacious primary bedroom retreat complete with a walk-in closet and a luxurious 5-piece ensuite featuring a ceramic tile shower and a soothing tub with tile surround. Two additional bedrooms and a 4-piece bathroom offer flexibility and comfort for the whole family. The convenience of a laundry room with storage and ventilation fan adds to the practicality of the upper level. This home is equipped with Hunter Douglas window coverings throughout,



350 Cranford Dr SE, Calgary, AB

Main Floor Exterior Area 753.13 sq ft
Interior Area 691.53 sq ft



0 4 8

PREPARED: 20240417

White regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



including high end shutters on the main level windows and the primary bedroom window, as well as powered coverings in the additional bedrooms, ensuring both style and functionality. The basement is unfinished and ready for your personal touch, with roughed-in plumbing for a bathroom, offering endless possibilities for customization. Out back, the residence boasts an oversized double detached garage, meticulously designed for maximum functionality. Fully insulated and heated, catering to various needs and preferences. Accessible via a paved back lane, with the added convenience of an extra access door facing the yard, it ensures seamless accessibility and ease of use. Whether hosting outdoor gatherings on the rear composite deck or unwinding on the front veranda, indulge in the tranquil neighborhood atmosphere right at your doorstep. Enjoy access to the 22,000 sqft Cranston Residents' Association facility, Century Hall, which has recreational opportunities, programming, and events for all ages. Some of the amenities include a seven-acre private park with a splash park, hockey rink, tennis court, basketball courts, toboggan chute, and playground. Also, there's a variety of schools (just steps to Juvenescence - Our Lady of the Rosary), shopping, and services nearby. With its family-friendly atmosphere and convenient location, this home is perfect for young families looking to create lasting memories.

Built in 2012

Essential Information

MLS® #	A2123748
Price	\$599,900
Sold Price	\$592,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,564
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	350 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N1

Amenities

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2024
Date Sold June 13th, 2024
Days on Market 56
Zoning R-1N
HOA Fees 190.00
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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