

# \$599,900 - 64 Cranford Park Se, Calgary

MLS® #A2136564

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

Open house June 22nd from 2:30-4:30.

Discover this beautifully maintained 2-storey detached family home, perfectly situated in a welcoming neighbourhood that combines convenience and comfort. With three generously sized bedrooms above grade, this residence provides ample space for a growing family. The primary bedroom features a luxurious 5-piece ensuite bathroom, ensuring a private retreat for relaxation. The thoughtfully designed layout includes an upstairs laundry room, adding convenience to daily chores. Two additional bedrooms upstairs share a well-appointed 4-piece bathroom, perfect for children or guests. The main floor is bright and open, filled with natural light that accentuates the inviting living room, a cozy eating nook, and a versatile den or dining room space. The large kitchen island serves as a central hub for meal preparation and casual dining, making it ideal for family gatherings. Modern upgrades, such as Hunter Douglas blinds throughout the home, add a touch of elegance and enhance privacy. The expansive backyard is a true outdoor retreat, featuring a huge deck equipped with a gas BBQ hookup, perfect for summer entertaining. New fencing ensures privacy, and a 20' x 4' metal roof shed offers ample storage space. Parking is convenient with two off-street parking stalls, and the lot provides an easy opportunity to build a double garage if desired. A new washing machine adds to the home's modern conveniences, making daily tasks easier. Located within



walking distance to top-rated schools and scenic parks, this home is ideal for families. The proximity to the South Health Hospital offers peace of mind with essential healthcare services nearby. Positioned in a vibrant community, this home provides easy access to various amenities and conveniences, enhancing everyday living. This charming home offers the perfect blend of modern living and classic comfort, making it an ideal choice for families looking for a welcoming community. Donâ€™t miss the chance to own this delightful property.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2136564    |
| Price          | \$599,900   |
| Sold Price     | \$590,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,568       |
| Acres          | 0.07        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 64 Cranford Park Se |
| Subdivision | Cranston            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 1Z4             |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 2                        |
| Parking        | Alley Access, Off Street |

**Interior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vac<br>Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric<br>Washer                    |
| 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, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding                                             |
| Foundation        | Poured Concrete                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | May 29th, 2024   |
| Date Sold      | August 5th, 2024 |
| Days on Market | 68               |
| Zoning         | R-1N             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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