

\$575,000 - 269 Cranford Drive, Calgary

MLS® #A2138821

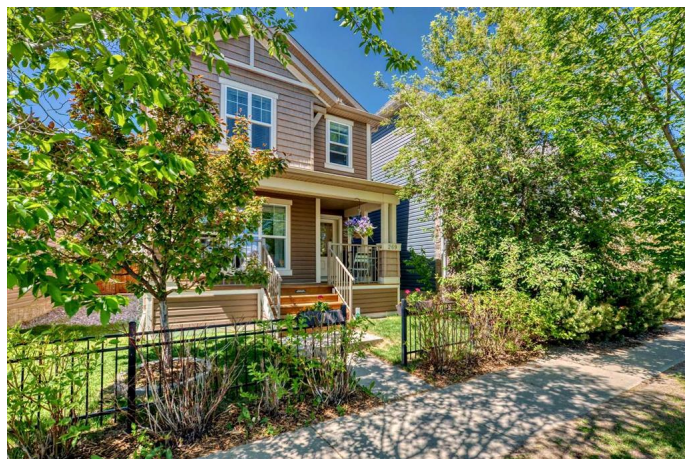
\$575,000

3 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

From the moment you step inside, you are greeted with a warm and welcoming feeling that instantly makes you feel at home. The cozy atmosphere, open floorplan and beautiful hardwood flooring create a sense of comfort and relaxation. The kitchen features dark maple cabinetry, a sleek glass backsplash and stainless steel appliance all adding a touch of modern elegance. With plenty of storage for all your needs, this kitchen is as practical as it is stylish. The dining room is conveniently located off the kitchen, making it the perfect spot for family dinners or larger gatherings. Living room has a soft glow of natural light filtering through the windows providing an enjoyable space to unwind at the end of the day. Completing the main level is a 2 pce bath. As you make your way to the second level of this lovely home, you will find a spacious primary bedroom complete with walk-in closet and 4 pce ensuite. Additionally, there are two other nice sized bedrooms and a convenient 4 pce bath. The basement is untouched, providing endless possibilities for customization. Outside, the home boasts beautiful curb appeal with a charming front porch and double detached garage. The backyard is beautifully landscaped with a stamped concrete patio and walk way to the garage, perfect space for entertaining and barbequing. Cranston is in close proximity to a variety of amenities. Just a stone throw away from the South Health Campus. Families will appreciate the



convenience of nearby schools, shopping, childcare, walking paths and so much more. Additionally, you have access to the clubhouse equipped with a gym, tennis courts, water park, and the list goes on. This home offers a perfect balance of comfort and style capturing the true essence of "Home Sweet Home"

Built in 2011

Essential Information

MLS® #	A2138821
Price	\$575,000
Sold Price	\$590,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,313
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	269 Cranford Drive
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0W8

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	June 15th, 2024
Days on Market	7
Zoning	R1
HOA Fees	189.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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