

\$615,000 - 122 Cranford Close Se, Calgary

MLS® #A2141176

\$615,000

3 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.06 Acres

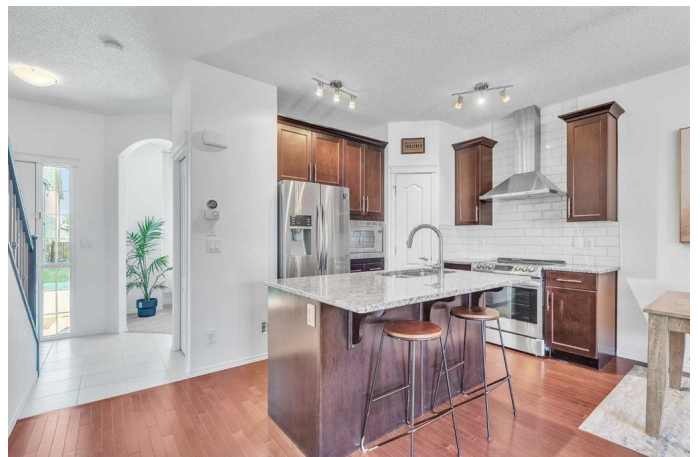
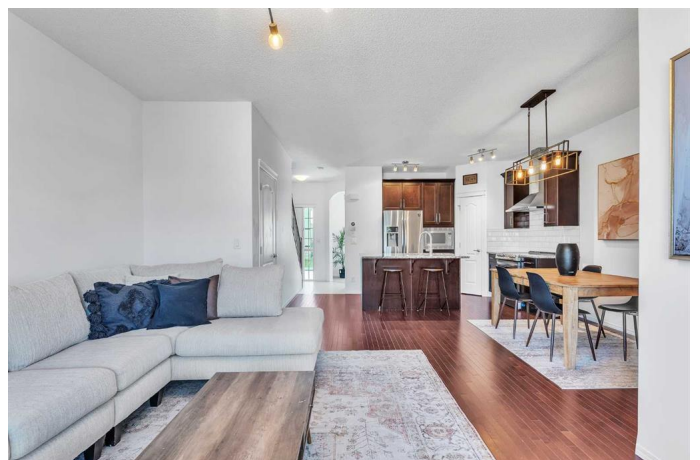
Cranston, Calgary, Alberta

Welcome to this beautiful 3 bedroom, 2.5 bath family home featuring a sunny west-facing backyard with a DOUBLE GARAGE. Well maintained, the home includes recent upgrades like modern light fixtures, faucets, sinks, and quartz countertops in the upstairs bathrooms.

The home offers a bright open concept layout with 9 ft ceilings and maple hardwood floors across the main level. A versatile den/flex area with large windows could be your new home office, study, or yoga studio. The kitchen is equipped with rich maple cabinets, granite countertops, stainless steel appliances, and an island with a breakfast nook, all under stylish modern lighting.

Outdoor living is a delight on the deck, perfect for morning coffees or alfresco dining, enhanced by a sophisticated solar lighting system. The primary bedroom features a 4pc ensuite and walk-in closet, complemented by two additional bedrooms and a laundry room on the same level. The unfinished basement with bathroom rough-in is ready for your customization, while Google Nest and a camera doorbell add modern convenience.

Situated close to schools, parks, community centers, and shops, with easy access to major amenities and highways, this home exemplifies pride of ownership and outstanding value. It's a pristine,



move-in-ready opportunity that's sure to impress!

Built in 2012

Essential Information

MLS® #	A2141176
Price	\$615,000
Sold Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,416
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	122 Cranford Close Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N2

Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	August 20th, 2024
Days on Market	68
Zoning	R-1N
HOA Fees	172.20
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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