

# \$678,900 - 189 Cranfield Green Se, Calgary

MLS® #A2141365

**\$678,900**

3 Bedroom, 3.00 Bathroom, 1,657 sqft  
Residential on 0.11 Acres

Cranston, Calgary, Alberta

Tucked away on a quiet corner lot in the popular southeast community of Cranston, this exceptional two-storey home with front drive garage is ready to welcome its new family. It boasts 3 bedrooms, 2 ½ baths, 2 fireplaces, a bonus/family room and a host of thoughtful upgrades that reflect pride of ownership. The main floor features original hardwood throughout its open-concept design, showcasing a beautiful kitchen with a walk-in pantry, sleek granite counters, breakfast bar seating, and stainless-steel appliances, including a new fridge and newer stove. A dining room bathed in natural light opens to a spacious composite deck and stone patio, perfect for summer gatherings and barbecues. The adjacent living room is a great place for after-dinner relaxation. It offers a cozy gas fireplace to curl up around on cooler evenings, but in warmer weather, you can relax and “get frosty” thanks to central A/C. Convenient main floor laundry and a 2-piece powder room add to the functional charm. Gorgeous, newer hardwood flooring graces the upper floor with another fireplace awaiting in the family/bonus room with its mountain views. The primary bedroom is a tranquil retreat with walk-in closet complete with a California Closets® system, and 4-piece ensuite where you can light a candle or two, dim the lights and de-stress in the large soaker tub. There’s a dedicated shower, two more bedrooms and a 4-piece bathroom. Energy efficiency is enhanced with triple-paned



windows (installed in 2014-2015) and 50-year shingles (installed in 2016). Even the garage door has been upgraded! While the unfinished basement awaits your personal touch, it features roughed-in bathroom plumbing, a newer (2023) hot water tank, water softener, and a whole-home air purification system. The appeal of this beautiful home is hard to beat! It's just a short walk to transit and minutes away from schools, playgrounds, parks including Fish Creek Park, shopping, restaurants and the South Health Campus. Its great location also makes for a quick commute and easy access to major thoroughfares including Stoney Trail and Deerfoot Trail. Check out the 3D virtual Tour and book your showing today!

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2141365    |
| Price          | \$678,900   |
| Sold Price     | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,657       |
| Acres          | 0.11        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 189 Cranfield Green Se |
| Subdivision | Cranston               |
| City        | Calgary                |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 1C6 |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Party Room, Playground, Racquet Courts, Recreation Facilities, Snow Removal |
| Parking Spaces | 4                                                                                      |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener             |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings                                                                                |
| Heating           | Mid Efficiency, Forced Air, Natural Gas                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                                                          |
| Fireplaces        | Family Room, Gas, Living Room                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                                                                           |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                              |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Lawn, Irregular Lot, Landscaped, Level |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | July 5th, 2024   |
| Date Sold      | August 9th, 2024 |
| Days on Market | 35               |
| Zoning         | R-1N             |
| HOA Fees       | 189.53           |
| HOA Fees Freq. | ANN              |

Listing Details

Listing Office                  Royal LePage Benchmark

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