

\$729,900 - 262 Cranfield Gardens Se, Calgary

MLS® #A2142225

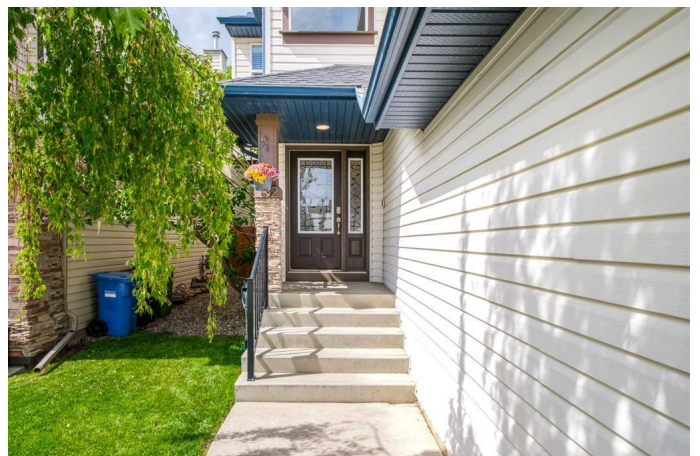
\$729,900

3 Bedroom, 4.00 Bathroom, 2,012 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

Welcome to this charming three-bedroom home located in the sought-after Cranston community. Situated in a peaceful CUL-DE-SAC and just steps away from a lovely park, this home offers an ideal setting for family living. The main floor features a versatile room that can serve as a home office, gym, or playroom, along with the convenience of a main floor laundry room. The dining area is surrounded by windows, allowing plenty of natural light to flood the space, and the kitchen boasts cabinets up to the ceiling and a spacious island over 9 feet long, perfect for meal prep and gatherings. Upstairs, you'll find three spacious bedrooms plus a bonus room for extra living space. The fully finished basement which was done in 2020, includes a modern bathroom, projector rough-in, and a WET BAR! Additionally the basement is fully soundproofed, making it the ultimate entertainment space. The home is updated with new floors (2023), a newer furnace (2021), a top of the line HVAC system with smart thermostat (2021), a newer roof (2019), tamper-free plugs, and air conditioning for year-round comfort. Step outside to a fully fenced, beautifully landscaped backyard—a perfect oasis for gardening and a safe, fun area for kids to play. This home is a true gem, offering both comfort and style in a highly sought-after community. Don't miss out on this incredible opportunity to make this house your home!



Built in 2005

Essential Information

MLS® #	A2142225
Price	\$729,900
Sold Price	\$740,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,012
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	262 Cranfield Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1H7

Amenities

Amenities	Clubhouse, Park, Party Room, Picnic Area, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	June 27th, 2024
Days on Market	7
Zoning	R-1N
HOA Fees	180.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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