

\$768,000 - 439 Cranfield Gardens Se, Calgary

MLS® #A2143075

\$768,000

5 Bedroom, 4.00 Bathroom, 2,087 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

Tucked away at the end of a quiet cul-de-sac and backing on to a huge greenspace corridor is this fantastic 5 bedroom, 3.5 bath family home. The spacious foyer greets you with wonderful front-to-back natural lighting where real hardwood flows throughout the main floor. Currently used as a sitting room but originally conceived as an open formal dining space, the front room is open and bright. The functional kitchen offers quartz countertops, raised central island, extended height cabinets and full tile back splash. The main dining area and living room blend seamlessly together where there is a lovely corner fireplace and lots of windows. The full width deck offers expansive outdoor living enjoyment with a side hutch that would be perfect for the addition of a hot tub. Completing the main floor level is a discreet 1/2 bath tucked to one side, a large open laundry/ mud room off the oversized and finished garage (where two full sized vehicles can fit), and a walk-through pantry into the kitchen. The upper level boasts a fantastic bonus room, 2 large bedrooms centered by a full 4pc bathroom, and the generous primary bedroom with walk in closet and lovely 4pc en suite with jetted tub. The fully developed lower level features 2 additional bedrooms, a full 4pc bathroom and an open family room with sink and fridge - it might be perfect for a gym or games room. The excellent design offers the potential for a private side entryway to the basement stairs, making the revision of a suited basement a possibility (with the proper



city application and permits of course). The large driveway offers a great space for kids to play and the quiet street adds to the safety and appeal. There is also a lovely tot-lot playground just a short distance down the street. Ideally located in the coveted community of Cranston, near commuter routes and close by all shopping amenities. This is a wonderful family home offering great versatility and enduring investment value with roof replaced in '21 and water tank replaced in 2018 - a must see!

Built in 2005

Essential Information

MLS® #	A2143075
Price	\$768,000
Sold Price	\$755,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,087
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	439 Cranfield Gardens Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1H9

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 17th, 2024
Days on Market	19
Zoning	R-1N
HOA Fees	189.53
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
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