

\$575,000 - 217 Cranford Drive Se, Calgary

MLS® #A2154176

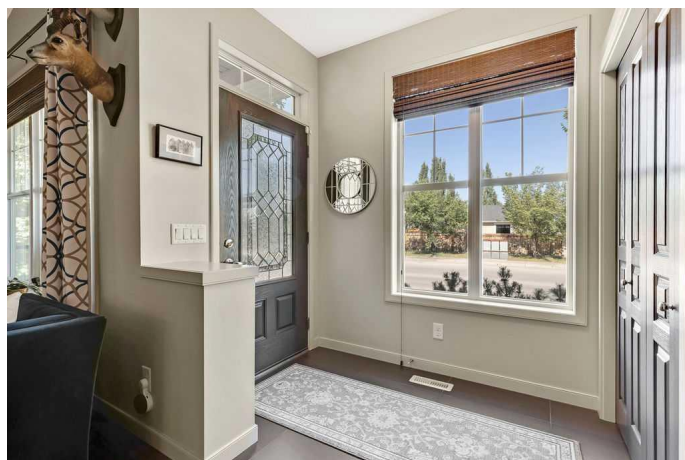
\$575,000

3 Bedroom, 3.00 Bathroom, 1,113 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Discover an exceptional opportunity to own this former Showhome bungalow, now enhanced with newly installed solar panels on both the house and garage, located in the highly sought-after community of Cranston. Upon entering, you'll immediately sense the care and love that has gone into this home. The main floor features a spacious open-concept design with vaulted ceilings and a skylight, creating an inviting and airy atmosphere. The cozy living room flows seamlessly into a dining area and a stunning kitchen equipped with upgraded stainless steel appliances, including a new dishwasher (2022). The kitchen also boasts abundant cabinetry and elegant granite countertops. The large primary suite offers a luxurious four-piece bathroom and a generous walk-in closet. Completing the main floor are a convenient two-piece bathroom, a laundry room (with a washing machine replaced in 2024), and a sizable mudroom. Head downstairs to the fully developed basement, where you'll find a fantastic family room featuring a wet bar and a gas fireplace—perfect for enjoying movie nights. Two additional bedrooms, a four-piece bathroom, and ample storage space round out this lower level. Step outside to the low-maintenance, private backyard, where a large deck with a gazebo provides an ideal retreat for relaxation after a busy day. The oversized double detached garage adds extra convenience. Recent updates enhance this



home’s comfort and efficiency, including a recharged air conditioning system, a replaced hot water tank (2022), and a recently replaced furnace motor.

An additional eco-friendly feature of this home is a full solar panel package. Valued at \$30,000, this system was professionally installed in 2023 on the roof of the home and the garage resulting in significantly reduced electricity bills and an annual rebate transferable to the buyer. The solar panels will also support an EV plug in. Let your home work for you and enjoy passive income for years to come. Additional information will be loaded into the supplements. All warranties and manuals will be left for the buyer(s) on possession. This turn-key home is still in showhome condition”just unpack and enjoy!

Don’t miss the 3D tour for a virtual walkthrough of this outstanding property. Please note previous bus stop in front of home is no longer active.

Built in 2013

Essential Information

MLS® #	A2154176
Price	\$575,000
Sold Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,113
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	217 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0W8

Amenities

Amenities	None
Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Rear Drive

Interior

Interior Features	Bar, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Solar Tube(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, See Remarks, Solar
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Gazebo, Low Maintenance Landscape, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 3rd, 2024
Days on Market	1

Zoning	R-1N
HOA Fees	180.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.