

\$540,000 - 218 Cranford Park Se, Calgary

MLS® #A2156831

\$540,000

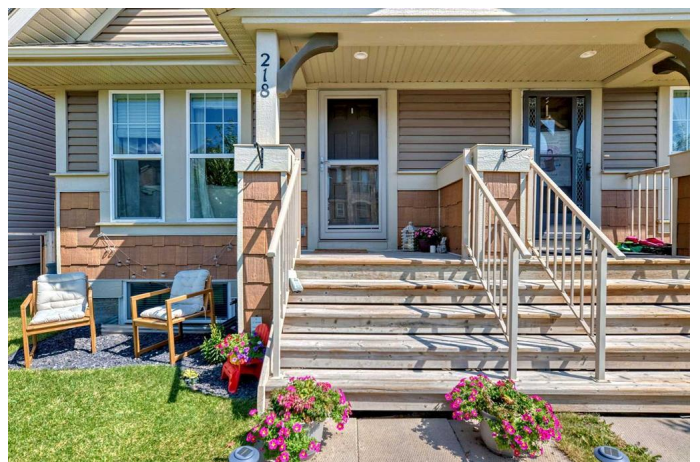
4 Bedroom, 4.00 Bathroom, 1,410 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Luxurious Living Awaits with stunning opportunity to be a proud owner of this affordable Semi-Detached Home! Indulge in the ultimate blend of sophistication and modern elegance with this impeccably finished 4-bedroom, 3.5-bathroom residence. The main floor boasts a grand, open layout that invites you to experience spacious living at its finest. The gourmet kitchen dazzles with dark maple cabinetry reaching the ceiling, adorned with brushed gold hardware, stainless steel appliances, a full-height tile backsplash, gleaming quartz countertops, spacious corner pantry complete with built-ins. An expansive dining room extension seamlessly connects to the kitchen island breakfast bar perfect for hosting lavish gatherings and mere steps to outside to your private S.E. facing deck, fully fenced yard, and double-parking pad beyond the gate.

Upper level boasts opulent master suite that comfortably accommodates a king-size bed and features a walk-in closet, 5pc ensuite with a separate shower and a sumptuous soaker tub. Two additional bedrooms and a stylish 4-piece bathroom complete the upper level. Descend to the exquisitely finished basement maximizing living space, offering a vast family room, an additional spacious bedroom, and another elegant 4-piece bathroom. Having the separate side entrance, lower egress windows, and easy access to electrical/plumbing may allow future possibility for separate shared living or potential suite. A secondary suite



would be subject to the approval and permitting by the City/Municipality. This serene location is both quiet and conveniently close to new schools and playgrounds, Deerfoot Trail ensuring a perfect balance of tranquility and accessibility. Enhanced insulation, including spray foam cantilevers and acoustical sealant, promises energy efficiency and cost savings meanwhile the Central Air system keeps you cool on those hot random summer days. The charming front porch adds to the home's inviting curb appeal, while the living room is equipped with CAT5e and RG6 lines for all your home entertainment needs. This home is part of Brookfield's coveted Linden Series. Don't miss out on this exceptional opportunity—schedule your exclusive tour today!

Built in 2013

Essential Information

MLS® #	A2156831
Price	\$540,000
Sold Price	\$550,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,410
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	218 Cranford Park Se
Subdivision	Cranston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z4

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Off Street, Other

Interior

Interior Features	Built-in Features, Quartz Counters, See Remarks, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Level
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2024
Date Sold	September 4th, 2024
Days on Market	22
Zoning	R-2M
HOA Fees	180.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca
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