

\$524,900 - 133 Cranford Way Se, Calgary

MLS® #A2159771

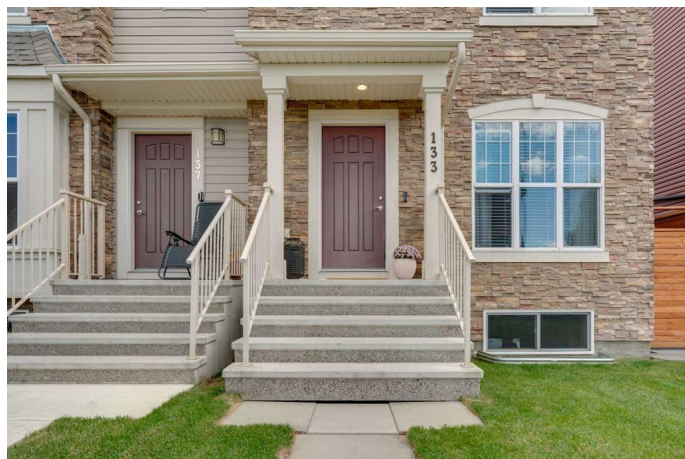
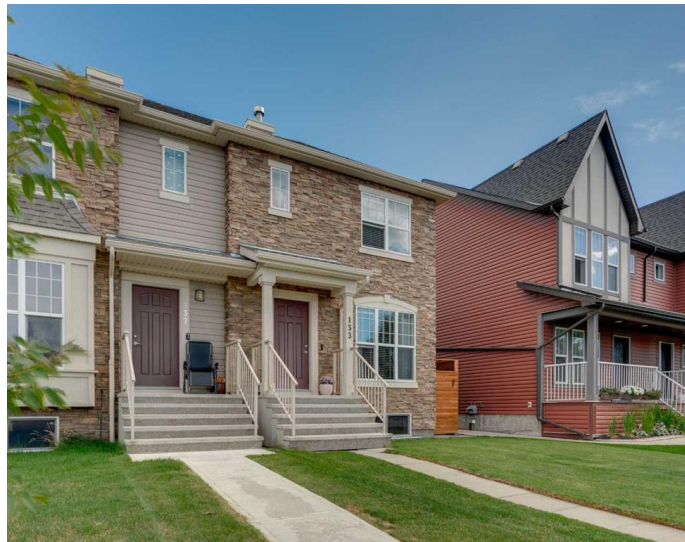
\$524,900

2 Bedroom, 3.00 Bathroom, 1,438 sqft

Residential on 0.05 Acres

Cranston, Calgary, Alberta

Modern and beautifully designed home with a convenient dual master floor plan, a private low-maintenance backyard and an ideal location across the street from a playground and green space. Within walking distance to Sibylla Kiddle School. A neutral paint pallet adorns the main floor which is bathed in natural light illuminating the wide plank floors and new carpet throughout. A gas fireplace with side built-in invites relaxation while clear sightlines encourage unobstructed conversations. Culinary adventures are inspired in the beautiful yet functional kitchen featuring quartz countertops, steel appliances, a plethora of rich cabinets, a pantry for extra storage and a large centre island to casually gather. This home also has central vac. Host larger gatherings in the adjacent dining room with patio sliders to the extremely private backyard. Conveniently a separate side entrance leads to a privately tucked away powder room and closet to hide away jackets and shoes. A wonderful flex space on the upper level separates the bedrooms for ultimate privacy while also providing a wonderful workspace with a built-in office system. Dual primary bedrooms are both generously sized with large walk-in closets and their own 4-piece ensuite, no more sharing! Enjoy peaceful morning coffees, lively summer barbeques and time spent unwinding on the large patio in your privately fenced backyard. Low-maintenance landscaping means less work for you and more time enjoying this



beautiful outdoor space. Phenomenally located with close proximity to the many river pathways that wind around Fish Creek Park and that this very active community boasts a private clubhouse with sports courts, spray park, skating rink and more. Mere minutes from additional restaurant and shopping options in neighbouring Seton as well as the worldâ€™s largest YMCA. Truly an outstanding location for this movie-in ready, exceedingly stylish home.

Built in 2013

Essential Information

MLS® #	A2159771
Price	\$524,900
Sold Price	\$530,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	133 Cranford Way Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1W4

Amenities

Amenities	Clubhouse, Picnic Area, Playground, Racquet Courts, Recreation
-----------	--

	Facilities
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	August 29th, 2024
Days on Market	7
Zoning	R-2M
HOA Fees	155.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.