

# \$738,800 - 39 Cranridge Crescent Se, Calgary

MLS® #A2161152

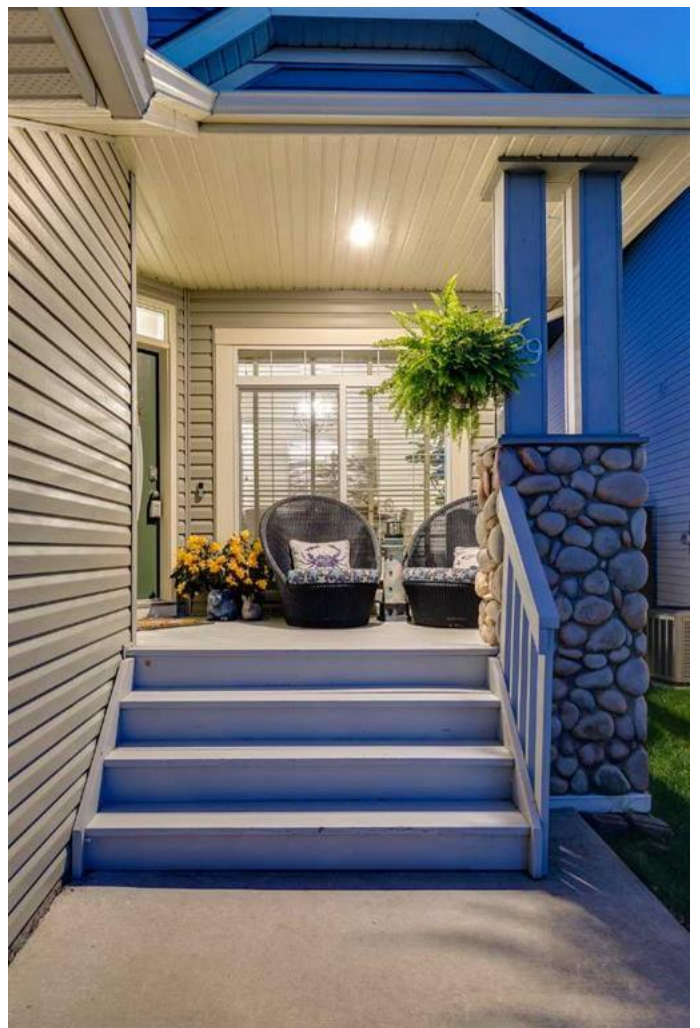
**\$738,800**

3 Bedroom, 3.00 Bathroom, 1,200 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

Welcome to your dream home Bungalow in the heart of Cranston! This stunning property boasts an inviting open floor plan with soaring 9-foot ceilings, creating a bright and airy atmosphere throughout. As you step into the main level, you're immediately greeted by a spacious office to your right, perfect for working from home or a quiet study area. The kitchen is a chef's delight with modern white cabinetry and mill work combined with stone countertops and thoughtfully designed with ample storage space, sleek stainless-steel appliances, a large island with a breakfast bar, and a convenient garbage and recycle drawer—ideal for both casual dining and entertaining. Additionally, the kitchen features filtered water inside the fridge. The adjacent dining room is bathed in natural light, thanks to a large window that beautifully frames the backyard view. The cozy living room features a warm fireplace, perfect for relaxing evenings. Convenience is key on the main level, where you'll also find a laundry/mudroom, a 2-piece bathroom, and access to the double attached garage. The upstairs features durable laminate flooring throughout, with plush carpet in the primary bedroom, creating a cozy and comfortable atmosphere. The spacious primary bedroom is a true retreat, complete with a walk-in closet and a luxurious 4-piece ensuite. The fully finished lower level offers even more living space with two additional bedrooms, both equipped with walk-in closets, and an extra 4-piece bathroom featuring a



relaxing jacuzzi tub. Plush carpeting extends throughout the lower level, enhancing its warmth and comfort. A versatile flex room with a wet bar and fireplace provides the perfect spot for entertaining or relaxing with family and friends. Central air conditioning ensures comfort year-round. Cranston is a vibrant community that offers a wealth of amenities to its residents. Enjoy the outdoors with numerous parks, pathways, and green spaces, including the nearby Cranston Ridge and the scenic Bow River pathway system. The Cranston Residents Association (CRA) operates Century Hall, a private clubhouse that features a gymnasium, meeting rooms, a banquet hall, and outdoor facilities including tennis courts, a splash park, and a skating rink in the winter. The community is also home to several schools, making it an ideal location for families. With quick access to major roadways, shopping, and dining, Cranston truly has it all. This home offers not just a place to live but a lifestyle to love. Don't miss the opportunity to make it yours!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2161152    |
| Price          | \$738,800   |
| Sold Price     | \$745,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,200       |
| Acres          | 0.12        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |

Status                      Sold

**Community Information**

Address                    39 Cranridge Crescent Se  
Subdivision              Cranston  
City                        Calgary  
County                    Calgary  
Province                  Alberta  
Postal Code              T3M 0J2



**Amenities**

Amenities                Clubhouse  
Parking Spaces        4  
Parking                  Double Garage Attached

**Interior**

Interior Features      Bar, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances            Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings  
Heating                 Forced Air  
Cooling                 Central Air  
Fireplace                Yes  
# of Fireplaces        2  
Fireplaces              Gas  
Has Basement         Yes  
Basement               Finished, Full

**Exterior**

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

**Additional Information**

Date Listed              September 4th, 2024  
Date Sold                September 16th, 2024

|                |        |
|----------------|--------|
| Days on Market | 10     |
| Zoning         | R-1N   |
| HOA Fees       | 189.53 |
| HOA Fees Freq. | ANN    |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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