

# \$595,000 - 82 Cranford Common Se, Calgary

MLS® #A2166257

**\$595,000**

4 Bedroom, 4.00 Bathroom, 1,363 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Nestled in the desirable community of Cranston, this beautifully fully developed home offers everything a family could desire.

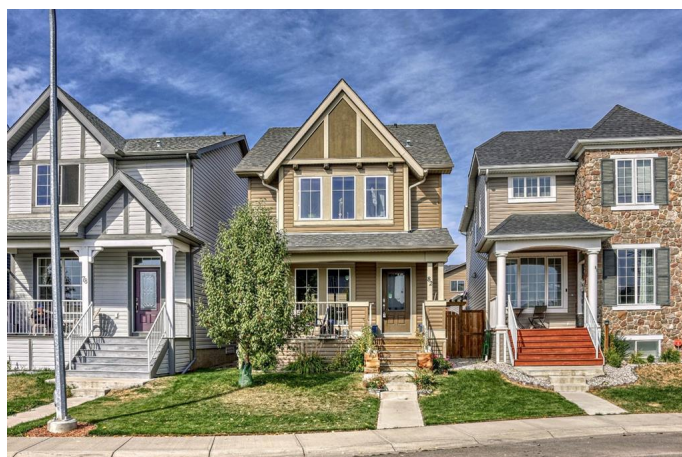
Boasting four spacious bedrooms and three and a half elegant bathrooms, this residence ensures ample space and comfort for everyone.

The property features a double detached garage, providing convenience and added storage space. It is perfectly situated, with an elementary school within walking distance—a dream scenario for families with young children. Additionally, a short drive will take you to nearby shopping centers, making errands a breeze. The South Health Campus is also just a short distance away, offering top-notch medical facilities and peace of mind. This home is a perfect blend of luxury, convenience, and community, making it a fantastic choice for anyone looking to settle in Cranston. Don't miss the opportunity to make this wonderful house your new home.

Built in 2013

## Essential Information

MLS® #	A2166257
Price	\$595,000
Sold Price	\$585,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,363
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	82 Cranford Common Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V5

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Double Garage Detached

### **Interior**

Interior Features	Kitchen Island, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 17th, 2024  
Date Sold                        October 10th, 2024  
Days on Market                23  
Zoning                            R-1N  
HOA Fees                        189.53  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Grassroots Realty Group

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