

\$639,900 - 23 Cranford Close Se, Calgary

MLS® #A2166913

\$639,900

4 Bedroom, 3.00 Bathroom, 1,014 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

Seize the opportunity to own this bright, fully developed bi-level in the heart of Cranston! Immaculate inside and out with professional landscaping,(south-facing backyard) privacy trees, perennials, and manicured grass. Home features 4 bedrooms, 2.5 bathrooms, and a double detached garage with a paved back lane.

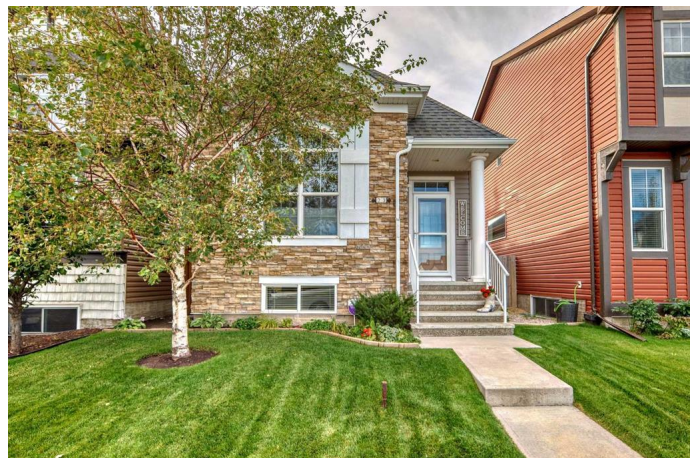
Large landing when you walk in, with a good-sized closet for coats and shoes.

The main floor boosts vaulted ceilings, hardwood floors, and a skylight in the kitchen for extra natural light. The open kitchen features stainless steel appliances, elegant maple cabinetry, and a reverse osmosis water filtration system. Corner pantry and L-shaped island with an eating bar are also added perks.

The master bedroom feels like a showhome with its vaulted ceilings, double mirrored closets, and custom organizers. 4-piece ensuite with plenty of room. Comes with soaker tub and vanity with cabinet great for storage.

Another bedroom up with ample closet space. Half bath on the main level for your guests.

Spacious living room with vaulted ceilings and oversized windows that have a sunblock film. Allows the sunlight in but also protects the



hardwood floors and furniture. Living room faces south and Looks out to your beautifully treed yard.

The fully finished basement includes two spacious bedrooms (one with a walk-in closet), a 4-piece bathroom, a large rec room with gas fireplace with stone face, a laundry room, and ample storage space, including a large pantry under the stairs.

Other upgrades include newer A/C, furnace, hot water tank (2022), and custom blinds throughout. The garage is fully insulated, drywalled with an electrical garage door opener and remote. Additional features, a roughed-in vacuum system, wider front steps for enhanced curb appeal, new backyard stairs, twinkle lights in the shrubs with remote control, Phantom screen on the back door, gas line for BBQ, and new screen door in the front. Don't miss out on all this value well-loved home that has been extremely well maintained.

Conveniently located near parks, schools, Sobeys, coffee shops, restaurants, drug stores, theatre, and public transportation. Close to Deerfoot, Stoney Trail, and the 22x for easy access all over the city. Shows 10/10!

Built in 2012

Essential Information

MLS® #	A2166913
Price	\$639,900
Sold Price	\$639,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,014

Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	23 Cranford Close Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2024
Date Sold	October 4th, 2024
Days on Market	10
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office Diamond Realty & Associates LTD.

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