

# \$525,000 - 88 Cranford Crescent Se, Calgary

MLS® #A2242044

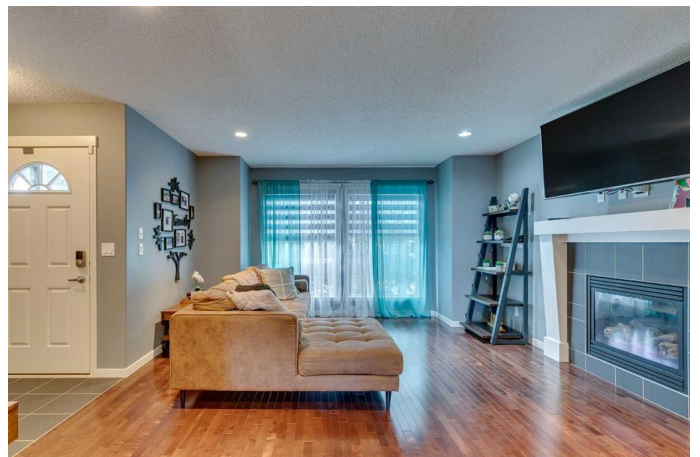
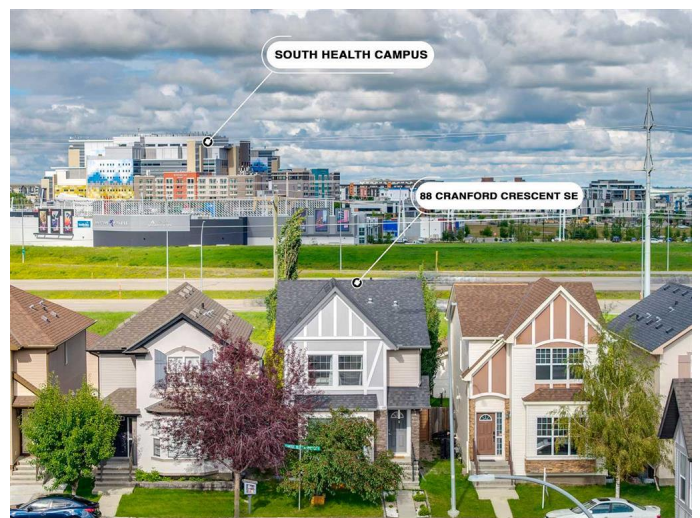
**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,589 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

~~ DEAL of THE WEEK ~~ This BEAUTIFUL 2-STOREY, " 4 BEDROOM HOME " presents a FANTASTIC OPPORTUNITY for anyone seeking a SPACIOUS and WELL-MAINTAINED PROPERTY. Located on a QUIET STREET in the WELL-DEVELOPED and DESIRABLE COMMUNITY of CRANSTON, this home is PACKED with GREAT AMENITIES and is MOVE-IN READY. Inside, the SPACIOUS OPEN LIVING AREA features LARGE WEST-FACING WINDOWS that INVITE an ABUNDANCE of NATURAL LIGHT, creating a VIBRANT ATMOSPHERE throughout the space. This area is complemented by BEAUTIFUL HARDWOOD FLOORING THROUGHOUT the main area and NEUTRAL DECOR, along with a COZY MODERN FIREPLACE. The kitchen is found in the MIDDLE of the FLOOR PLAN as it has become the HEART of THE HOME. Boast AMPLE COUNTERS, CABINET SPACE and a LARGE PANTRY for ALL YOUR kitchen gadgets plus an EAT-UP ISLAND, a CENTRALLY LOCATED GAS RANGE, and MODERN STAINLESS STEEL APPLIANCES. The nearly 12' x 13' dining room provides enough space for a LARGE DINING TABLE PERFECT for hosting gatherings with friends and family. You can access the HUGE DECK and FULLY FENCED YARD through the DOOR, making it a PERFECT PLACE for RELAXATION, BBQs, ENTERTAINMENT, and for your KiDS TO PLAY. Each night, UNWIND in your west-facing MASTER BEDROOM



OASIS, featuring a contemporary WALK-THROUGH ENSUITE and closet that ELEVATES YOUR RETREAT. The UPGRADED LAUNDRY AREA is CONVENIENTLY LOCATED on the UPPER FLOOR, ensuring PEACE OF MIND with proper drainage, NESTLED between the primary and additional bedrooms. A "FOURTH BEDROOM " has been METICULOUSLY CONSTRUCTED IN THE BASEMENT, providing EXTRA SPACE FOR A GROWING FAMILY. This home is CONVENIENTLY LOCATED near SCHOOLS, PARKS, SHOPPING CENTERS, and COMMUNITY CENTERS, and it allows for EASY ACCESS to the main roads within just four minutes. This ONE-OF-A-KIND PROPERTY TRULY MUST BE SEEN in person to be FULLY APPRECIATED. CALL now for your PRIVATE VIEWING !!!

Built in 2011

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242044    |
| Price          | \$525,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,589       |
| Acres          | 0.07        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 88 Cranford Crescent Se |
| Subdivision | Cranston                |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 0X8 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Other                            |
| Parking Spaces | 2                                |
| Parking        | Off Street, Carport, Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Ceiling Fan(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Range                                 |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Partially Finished, Partial  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Vinyl Siding  |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 77              |
| Zoning         | R-G             |
| HOA Fees       | 181             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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