

# \$514,900 - 181 Cranford Way Se, Calgary

MLS® #A2265302

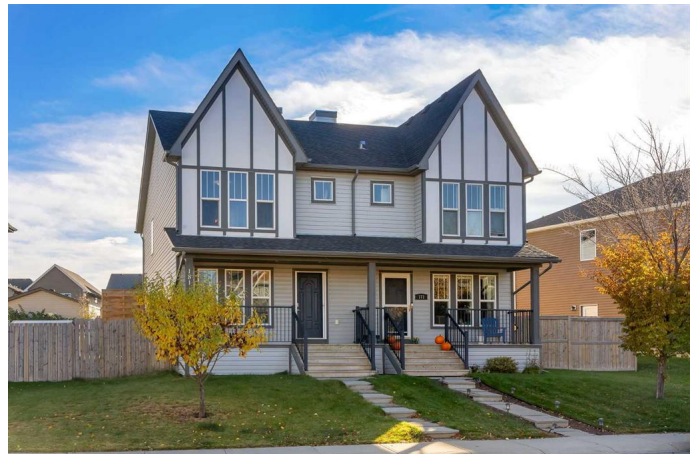
**\$514,900**

4 Bedroom, 4.00 Bathroom, 1,436 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

\*Open House Saturday, October 25th from 1-3pm.\* Offering a thoughtful layout, modern finishes, and standout outdoor space, this bright & functional 4 bedroom home in Cranston checks every box. The main floor greets you with a generous family room and a practical entryway with storage. The open-concept kitchen is anchored by a central island with granite countertops, a full pantry, and adjoining dining area – an ideal setup for cooking, gathering and entertaining. Outside, this property truly shines. The landscaped backyard features a large composite deck with a gas line for barbecuing, while the low-maintenance side yard includes a shed and convenient access from the separate side entrance; offering potential for a secondary suite pending approval from the city. An oversized double parking pad at the back provides excellent off-street parking and future garage potential. Upstairs, you’ll find two bright secondary bedrooms, a four-piece bathroom, and a spacious closet with laundry hook-ups for added convenience. The primary retreat is set apart with its own large walk-in closet and a private four-piece ensuite. The fully developed basement expands the living space even further with a fourth bedroom, another full bathroom, and a versatile recreation area perfectly suited for play space, workouts or cozy movie nights. A one-of-a-kind find in this price range – turnkey, fully finished, and unmatched value in this family-friendly neighbourhood with a



playground & park just steps away. Cranston offers easy access to Deerfoot & Stoney Tr, great schools, an abundance of shopping & restaurants nearby, and beautiful walking trails & green space.

Built in 2013

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2265302               |
| Price          | \$514,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,436                  |
| Acres          | 0.08                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 181 Cranford Way Se |
| Subdivision | Cranston            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 1V5             |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Clubhouse, Party Room, Playground |
| Parking Spaces | 2                                 |
| Parking        | Parking Pad                       |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows, Walk-In |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
|              | Closet(s)                                                                                     |
| Appliances   | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air                                                                                    |
| Cooling      | None                                                                                          |
| Has Basement | Yes                                                                                           |
| Basement     | Full                                                                                          |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Dog Run, Private Entrance, Private Yard                    |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 5                  |
| Zoning         | R-2M               |
| HOA Fees       | 190                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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