



GRASSROOTS
REALTY GROUP

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277 Cranford Park SE
Calgary, Alberta

MLS # A2223995



\$625,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,568 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to this popular Belvedere model home, nestled on a peaceful, kid-friendly street in the desirable community of Cranston. This meticulously maintained home is being offered for sale for the first time! As you pull up to the home you will notice great curb appeal with a covered front porch to enjoy your morning coffee as the sun rises. Walk-in to beautiful hardwood floors that invite you into the expansive living room, where a custom-built feature wall is the centerpiece with floating shelves and a cozy electric stone fireplace. There is an abundant natural light that creates an inviting atmosphere for relaxation and gatherings. The gourmet kitchen showcases espresso cabinetry, an extended island with sleek quartz countertops, undermount sink, and stainless steel appliances, making it a chef's dream. A spacious dining room, convenient mudroom, and a 2-piece bathroom complete this level. Ascend the elegant curved spindle railing staircase to discover two generously sized bedrooms, perfect for guests or children, and an upgraded 4-piece bathroom. A skylight illuminates the hallway that leads to your primary suite, which boasts ample space for a king-sized bed, a walk-in closet, and a luxurious 4-piece ensuite featuring a large soaker tub and a beautifully tiled shower. Step outside to your private oasis - a professionally landscaped west facing backyard, perfect for hosting summer barbecues and outdoor enjoyment. Your neighbors will be jealous of your two tier deck and custom stone patio with retaining wall on this oversized reverse pie lot. There is a two car concrete parking pad which is ready for you to build your dream garage. Low maintenance landscaping keeps you enjoying other things in life rather than weekend chores. Last but not least this home comes with full central air conditioning to battle the summer heat inside your beautiful new home and

custom window treatments with the front living room having remote control blinds. This location can't be beat within walking distance to schools, parks and a short drive to all the amenities you need. Don't wait to book your showing and come on Buy!