



GRASSROOTS
REALTY GROUP

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196 Cranford Green SE
Calgary, Alberta

MLS # A2244367



\$859,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,019 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, See Remarks, Separate Entrance		

Inclusions: None

Experience Elevated Living at 196 Cranford Green SE – A Blend of Luxury and Practicality Step into refined elegance in Cranston, one of Calgary’s most sought-after family communities. This meticulously upgraded home offers 5 spacious bedrooms, 3.5 bathrooms, and a versatile bonus room, built for modern living and entertaining. The grand entrance welcomes you with soaring 20-foot ceilings in the living room, filled with natural light and crowned by a wall-mounted fireplace—perfect for cozy evenings. The gourmet kitchen dazzles with quartz countertops, stainless steel appliances, painted cabinetry, and modern light fixtures. Coordinated railings and window coverings throughout enhance the modern aesthetic. Upstairs, the bonus room (ideal as an office, play area, or media lounge) is complemented by a convenient upper-level laundry room, enhancing daily functionality. Adding even more value, the basement features a private side entrance and has been developed into a non-conforming suite. It is currently generating rental income of approximately \$1,200 per month, providing a fantastic mortgage helper opportunity. Nestled on a quiet street, this home is just steps from schools (public and Catholic), parks, walking paths, and the amenities Cranston is known for. Quick access to Deerfoot and Stoney Trail ensures a seamless commute. Book your private showing today and experience all that 196 Cranford Green SE has to offer!