



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

196 Cranford Green SE
Calgary, Alberta

MLS # A2244367



\$869,000

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
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Step into luxury at 196 Cranford Green SE, where timeless elegance and modern upgrades come together in the heart of family-friendly Cranston. This beautifully maintained home offers 5 spacious bedrooms and 3.5 bathrooms, spread across over 2,700 sq ft of thoughtfully designed living space. As you enter, you're greeted by a soaring 20-foot ceiling in the living room that floods the space with natural light and creates a grand, welcoming atmosphere. The living room also features a stylish wall-mounted fireplace, adding a cozy focal point perfect for relaxing evenings. The open-concept main floor boasts a stylish kitchen with quartz countertops, stainless steel appliances, and freshly painted cabinetry—ideal for both everyday living and entertaining. Upgraded light fixtures and freshly painted railings add contemporary flair throughout. The fully finished basement includes a separate side entrance and is currently rented for \$1,250/month, offering excellent mortgage support or a comfortable space for extended family. Located on a quiet street, this home is within walking distance to both public and Catholic schools, nearby parks, walking paths, and all the amenities that make Cranston one of Calgary's most desirable communities. With quick access to Deerfoot and Stoney Trail, your commute is always convenient. Whether you're a growing family or a savvy investor, this home offers space, style, and income potential in equal measure. Book your private showing today and experience the lifestyle you've been waiting for!