



GRASSROOTS
REALTY GROUP

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229 Cranford Drive SE
Calgary, Alberta

MLS # A2245270



\$559,999

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,388 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to Your Move-In Ready Dream Home in the Heart of Cranston! This beautifully maintained former show home is the perfect blend of style, function, and location. Boasting 3 spacious bedrooms, 2.5 bathrooms, and 1,388 sq ft of developed living space, this home is ideal for families, first-time buyers, or savvy investors. Step into a bright and open floor plan featuring an upgraded kitchen, custom electric fireplace, and a built-in 3-room audio system — perfect for cozy nights in or entertaining guests. With a full unfinished basement, there’s room to grow and personalize. Freshly professionally cleaned and vacant for immediate possession, this home is truly move-in ready. Enjoy a private fenced yard, deck, and rear alley access with the potential to build your future garage. Nestled in the sought-after community of Cranston, you’re just minutes away from top-rated schools, parks, shopping, public transit, and major roadways. Whether you’re starting a new chapter or adding to your investment portfolio, this home checks all the boxes. Schedule your viewing today, don’t miss out on this home!