



**GRASSROOTS**  
REALTY GROUP

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

**324 Cranfield Common SE**  
**Calgary, Alberta**

**MLS # A2252727**



**\$385,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Cranston              |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,239 sq.ft.          | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street, Stall     |               |                   |
| <b>Lot Size:</b> | 0.04 Acre             |               |                   |
| <b>Lot Feat:</b> | See Remarks           |               |                   |

|                    |                             |                   |        |
|--------------------|-----------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | \$ 308 |
| <b>Basement:</b>   | Finished, Full              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                  | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, See Remarks |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this immaculate 3-bedroom, 2.5-bathroom home with over 1700 ft2 of developed living space, located in the highly desirable community of Cranston. This pet-friendly, beautifully maintained property combines modern updates with thoughtful design, creating the perfect home for families or professionals. Step inside to discover newly installed luxury vinyl plank flooring on the main level, fresh paint, and updated lighting fixtures that add a contemporary touch. The open-concept main floor features 9-foot ceilings and a spacious kitchen with granite countertops and stainless steel appliances, perfect for both cooking and entertaining. The upper level boasts two generously sized bedrooms, while the fully developed basement includes an additional bedroom—ideal for guests, a home office, or a private retreat. A new hot water tank in 2024 and a water filtration system adds extra comfort and convenience. Enjoy the west-facing exposure that fills the home with natural light, and take advantage of front driveway parking for added ease. Located just minutes from shopping, dining, parks, and pathways, this home is also within close proximity to both Catholic and Public schools—making it a great choice for families. Don’t miss your opportunity to live in one of Calgary’s most desirable neighborhoods!