



GRASSROOTS
REALTY GROUP

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117 Cranford Way SE
Calgary, Alberta

MLS # A2252766



\$559,000

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,417 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sauna, See Remarks, Walk-In Closet(s)

Inclusions: Dry Sauna in lower level, hot tub and cover, baseboard heater in garage.

This 1416 sq ft two-storey half duplex is conveniently situated directly across from a play park, offering an excellent setting for families and ample street parking. The well-designed floor plan features three bedrooms and four bathrooms, including a three-piece ensuite off the primary bedroom. The spacious kitchen and dining area flow into a comfortable living room with a wall-mounted electric fireplace and adjacent two-piece powder room. The fully developed lower level includes a sizeable recreation room and a three-piece bathroom. Flooring throughout consists of laminate, ceramic tile, and carpeting. The property boasts an insulated, drywalled double garage with electric baseboard heating. Enjoy low-maintenance outdoor living in the southeast-facing backyard, complete with an exposed aggregate patio—eliminating the need for lawn care. Additional amenities include central air conditioning, a hot tub, and a basement sauna. Located in desirable Cranston and just a short walk to Fish Creek Provincial Park and the Bow River. Easy access to main routes, shopping, schools, and all other essential amenities.