



GRASSROOTS
REALTY GROUP

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**83 Cranford Park
Calgary, Alberta**

MLS # A2254759



\$584,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,694 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Cranston! This beautifully maintained detached home combines modern comfort with incredible value. Featuring 9-foot ceilings on the main floor, the home feels bright, open, and inviting from the moment you walk in. The layout offers 3 spacious bedrooms, 2.5 bathrooms, and an oversized detached garage, making it the perfect blend of function and style. The main-floor den is ideal for a home office or study, while the bonus room upstairs provides extra space for family entertainment or relaxation. Cozy up by the gas fireplace on a winter evening, or enjoy summer days in the low-maintenance backyard with lush artificial turf — designed for year-round enjoyment without the hassle of upkeep. Living in Cranston means more than just a home — it's a lifestyle. Take advantage of the community center with year-round programs and activities, explore scenic walking and biking paths along the Bow River, and enjoy the convenience of nearby schools, shopping, restaurants, and the South Health Campus. Beautifully priced and filled with modern touches, this Cranston home offers exceptional living in one of Calgary's most sought-after communities. Don't wait — this one won't last long! Link to virtual tour:https://youriguide.com/83_cranford_park_se_calgary_ab/