



GRASSROOTS
REALTY GROUP

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183 Cranford Crescent SE
Calgary, Alberta

MLS # A2254960



\$549,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,383 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

OPEN HOUSE 2:00pm-4:00pm SUNDAY, SEPTEMBER 14!! Welcome to this beautiful 2-storey home in the heart of Cranston, perfectly located on a quiet, family-friendly street just steps from Sibylla Kiddle K-5 School. With 1,383 sq. ft. of thoughtfully designed living space, this home blends comfort, function, and charm. Upgraded LED lights have been installed throughout the house. The main floor features an open concept layout with rich hardwood floors, neutral tones, and plenty of natural light from the large windows. The inviting living room centres around a cozy gas fireplace, while the kitchen is sure to impress with granite countertops, updated appliances, a centre island, and a walk-in pantry. Upstairs you'll find three generous bedrooms, including a primary suite with a large closet and private ensuite. The basement is unfinished and ready for your vision to create additional living space. In the basement, you'll find the stacked washer and dryer, but laundry hook-up is also roughed in on the main floor for added flexibility. Step outside to a fully-fenced backyard built for entertaining. Enjoy summer BBQs on the brand-new oversized deck with custom built-ins, surrounded by tasteful landscaping that makes this yard a true retreat. An oversized double detached garage and back alley access add practicality and convenience. If you're a dog owner, you'll love the gravel dog run on the side of the house with steps from the deck and gate to the backyard. This home also comes with air conditioning for year-round comfort. Cranston residents enjoy access to the community clubhouse, splash park, tennis/pickleball courts, pathways, playgrounds, and quick access to South Health Campus and Seton's amenities. Don't miss the chance to call this beautiful home your own. It's perfect for a growing family looking to be close to

schools, parks, and everything this vibrant community has to offer! With this home priced attractively for today's market, opportunities like this don't come often and this one won't last long!