



GRASSROOTS
REALTY GROUP

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

314 Cranford Drive SE
Calgary, Alberta

MLS # A2255414



\$639,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,552 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Tankless Hot Water, Vinyl Windows		

Inclusions: Propane Weber BBQ, white chest freezer in basement, shed in back yard, shelves/racks in garage

Welcome to this charming and beautifully maintained 2-storey home in Calgary's SE community of Cranston — offering space, comfort, and smart upgrades throughout! Upstairs, you'll find three spacious bedrooms, including a primary retreat complete with a 4-piece ensuite and a large walk-in closet. The main kitchen is a chef's delight, featuring double ovens, plenty of counter and cupboard space; perfect for entertaining or preparing meals for the whole family. The fully developed basement offers a versatile illegal suite with its own bedroom, living room, 3-piece bathroom, fridge, and washer/dryer combo unit — ideal for extended family, guests, or a private living space. You'll also appreciate the massive 18' storage closet downstairs, perfect for keeping everything neatly tucked away. Enjoy year-round comfort with central air conditioning, on-demand hot water, and a water softener (with hard water lines to the fridge and kitchen cold tap for ideal drinking water). The entire home is outfitted with beautiful motorized, rechargeable blinds, offering modern convenience with stylish appeal. Step outside to the large back deck — perfect for BBQs, morning coffee, or relaxing evening beverages. The fully fenced yard has a storage shed for gardening tools and other essentials, as well as a double detached garage for vehicles and additional storage. Cranston is renowned for its welcoming atmosphere, picturesque pathways, excellent schools, and convenient access to shopping, dining, and major roadways. This is a turn-key home with thoughtful features and flexible living space — don't miss your chance to make it yours. Book your private showing today!