



GRASSROOTS
REALTY GROUP

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220 Cranford Crescent SE
Calgary, Alberta

MLS # A2256578

\$618,000



Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 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, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Smart Home		

Inclusions: NA

This beautifully maintained home combines modern elegance with everyday convenience and the floor plan impresses on all levels. The main floor open-concept is highlighted by gleaming hardwood floors, a neutral color palette, and abundant natural light, thanks to the additional two skylights. The chef-inspired kitchen features upscale cabinetry, granite countertops, spacious kitchen island, designer backsplash, newer stainless steel appliances and a functional layout perfect for both cooking and entertaining. The main floor also includes a spacious primary suite with a luxurious ensuite and walk-in closet, a convenient laundry room with a newer washer and dryer, a 1/2 bath and a well-designed mudroom — all thoughtfully placed for seamless daily living. The fully finished basement extends your living space with large windows, a cozy fireplace, an expansive recreation area, two additional bedrooms, a full 4-piece bathroom, and ample storage. The SOUTH backyard offers a private, decked area with a gas BBQ hookup, ideal for gatherings and summer evenings. A double garage with paved lane access adds both security and convenience. Note: All appliances are newer less than 2 years and the Hot Water tank is 2025. Perfectly situated on a quiet crescent, this home is close to schools, transit, major roadways, shopping, and everyday amenities. Impeccably cared for and move-in ready, it offers the perfect blend of comfort and style. DONT MISS OUT!!! Book an appointment with your favorite Realtor and experience this lovely home - you deserve it!