



GRASSROOTS
REALTY GROUP

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17 Cranford Place SE
Calgary, Alberta

MLS # A2259783



\$674,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,630 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Re		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Refrigerator (Basement), Shoe Rack (Main Floor), HEPA Filtration System, Office Built-Ins, Floating Shelves in ALL Bedrooms, Built-In Wall Unit In Primary Bedroom Including Backboard & Bedroom Platform, Storage Unit in Laundry Room, Built-In Garage Cabinets and Shelving Units, Garage Heater, BBQ Gas Line, Above ground Plant Watering System for the raised planters

Welcome to Cranston! This beautifully upgraded 2-storey Coronado model by Morrison Homes received a thoughtful main floor addition in 2020, expanding the kitchen and living areas to create an ideal blend of comfort and function. The main floor is bright and open, designed for both lively gatherings and quiet family time. At the front, a versatile office/den offers the perfect space for working from home. The addition added 250 sq. ft. of living space, setting this home apart from others in the area. The heart of the home is the oversized maple kitchen with rich espresso cabinetry, abundant storage, a large island, and sleek white quartz countertops—an entertainer’s dream. Professional upgrades include modern lighting, knockdown ceilings, and stylish vinyl plank flooring. The open layout flows seamlessly into a generous dining area and expanded living room, complete with a built-in wall unit and fireplace framed by an oversized mantle perfect for your flatscreen. A new mudroom and spacious powder room round out the main level. Upstairs, the primary suite features a walk-in closet, 4-piece ensuite, and custom slat wall with mounted headboard. Built-in cabinets are included if desired. Two additional bedrooms offer ceiling fans, great closet space, and share a full bath. Convenient upstairs laundry with storage completes the second floor. The professionally developed basement (2017) adds even more living space with a large bedroom, full 3-piece bath, and a cozy family/rec room—perfect for teens, guests, or movie nights. This home also boasts modern comfort features: Navien tankless hot water, central A/C, and a HEPA furnace filter for improved air quality. Step outside to a low-maintenance backyard featuring artificial turf, a patio with gas BBQ hookup, and a heated double garage with attic storage. The wide back alley makes access a breeze. Located

in a quiet cul-de-sac with no rear neighbours, this property offers privacy while being close to Cranston's amenities—recreation centre, shops, services, parks, and pathways. Cranston isn't just a community—it's a lifestyle. Don't miss your chance to call this stunning home yours!