

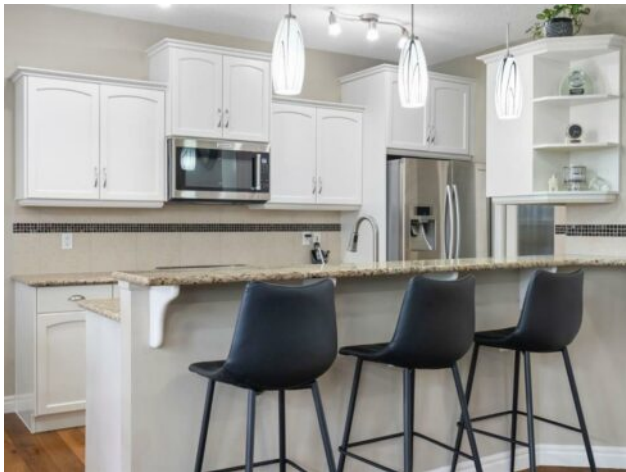


**GRASSROOTS**  
REALTY GROUP

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

**14 Cranford Gardens SE**  
**Calgary, Alberta**

**MLS # A2262629**



**\$689,900**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | 2 Storey                                                      |               |                   |
| <b>Size:</b>     | 2,259 sq.ft.                                                  | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 4                                                             | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot, Treed                             |               |                   |

|                    |                                                                                      |                   |     |
|--------------------|--------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Vinyl Siding, Wood Frame                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |                   |     |

**Inclusions:** Electric /Induction Stove, Over the Toilet Storage Units

At 14 Cranford Gardens, every detail feels designed for the way you want to live. With more than 2,250 sq. ft. above grade, an oversized garage, and a sun-kissed backyard, this is a home that gives you space to gather, room to grow, and the perfect backdrop for life's best moments—whether that's hosting friends on the deck, tending to your garden, or simply enjoying a quiet morning coffee outdoors. Inside, light pours across engineered hardwood floors, leading you through an open-concept main level where every space connects with ease. A versatile front office sets the stage for working from home in comfort, while the gourmet kitchen becomes the heart of daily life—finished with granite counters, crisp white cabinetry, stainless steel appliances, a generous island, and a walk-in pantry ready to keep everything within reach. The kitchen flows effortlessly into the dining area and living room, where the stone fireplace offers a place to cozy up. The expansive windows frame backyard views and a glass door invites you to step outside. Upstairs, the thoughtful layout offers 4 bedrooms plus a huge bonus room—flexible for a kids play area, lounge space, or study nook. The primary suite is a private retreat, complete with a walk-in closet and a spa-inspired ensuite featuring dual sinks, a soaker tub, a makeup station, and a fully tiled walk-in shower. Three additional bedrooms and a full 4pc bathroom are perfect for guests or older children. A conveniently placed laundry room makes everyday living that much easier. The basement is unfinished with large windows—awaiting your creative touch! Stay cool in the summers with central AC. The oversized garage delivers space for vehicles, storage, and weekend projects, while the spacious backyard is your blank canvas for summer fun. With Cranston's

parks, schools, shopping, and quick access to major roadways just minutes away, you’re in one of Calgary’s most family-friendly communities. This is more than a house—it’s where your next chapter begins. Schedule your private showing today.