



GRASSROOTS
REALTY GROUP

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61 Cranford Place SE
Calgary, Alberta

MLS # A2264393



\$595,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,485 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Heated Garage, Oversized, Quad or More		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bathroom Rough-in, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: MOULDED TUB AND PARTIAL VANITY FOR BASEMENT BATHROOM

HOME SWEET HOME! OPEN HOUSE SUNDAY OCTOBER 19th, 2-4PM! Welcome to this outstanding, UPGRADED 2 storey family home situated on a spacious lot in the extremely sought-after SE community of Cranston on a quiet, family-friendly cul-de-sac. This contemporary, immaculately maintained home offers 3 bedrooms, 2.5 bathrooms, 1,485 stylish SQFT of above grade living space, a MASSIVE 23 x 32' GARAGE with a workshop and a freshly, beautifully manicured yard with a dog run. Custom-built by Morrison Homes, this home features pride of ownership throughout this original owner home. The main floor offers the perfect blend of modern living with luxury vinyl plank flooring, 9 foot ceilings, hunter douglas blind package and a seamless open concept floor plan with a 2 piece vanity bathroom, spacious foyer, formal dining area with a custom built-in dining hutch, sun-drenched living room with oversized windows and the gourmet chef's kitchen complete with newer appliances (Microwave. Electric stove replaced in 2024), gleaming granite countertops and a granite island with a breakfast bar, convenient pantry and oversized 42" cabinetry. Heading upstairs you will find 3 generous sized bedrooms, each with STUNNING MOUNTAIN VIEWS, a wonderful 4 piece bathroom and an upstairs laundry room with a 2024 washer/dryer. Completing this floor is the extraordinary primary retreat with a spa-like 4 piece ensuite bathroom with a deep soaker tub, a private shower with a seat and a walk-in closet for your convenience. Downstairs, you will find your unfinished basement with a ton of potential to add value with future development as there are 2 egress windows and a bathroom rough-in with shower/tub insert ready to be installed. Outside, is one of your major highlights, the massive natural gas heated and insulated double to quad

detached garage with 40 amp, 220V power, a dream workshop with a built in cabinets and extra workspace. Your fully fenced backyard provides you with our own private oasis with a large deck with a BBQ gas line that's perfect for entertaining. You can't beat this location, close to Century Hall with exclusive amenities such as a hockey rink, park, seasonal markets and fitness programs, pathways and the ravine, reputable schools, shopping, public transportation and major roadways. Book your private viewing of this GEM today!