



GRASSROOTS
REALTY GROUP

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27 Cranford Crescent SE
Calgary, Alberta

MLS # A2265144



\$635,000

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,171 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street, RV A		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

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

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: T.V and mount in basement. T.V mount only on main level. Couch in basement.

Welcome to a meticulously cared-for, move-in-ready bungalow in Cranston—one of Calgary’s most loved, family-friendly communities. From the moment you step into the generous tiled foyer, the home opens to a bright, modern layout anchored by an inviting living room flooded with natural light. The chef’s kitchen is the heart of the home, showcasing a massive centre island, corner pantry, updated appliances, and a new Silgranit sink with sleek faucet—perfect for everyday meals and weekend entertaining. The private primary suite is your daily escape, tucked quietly at the back, and featuring an expansive walk-in closet and a spa-inspired 5-piece en-suite with dual sinks, a glass-door shower, and a luxurious soaker tub. A stylish 2-piece powder room completes the main floor. Function meets leisure in the mudroom with new laundry, opening to a large, sun-soaked deck with a gas line for effortless BBQs. The fenced yard is beautifully landscaped with a manicured lawn and a brand-new double detached garage (electrical in place)—plus dedicated space for RV or boat parking. Downstairs, the fully finished lower level is made for cozy nights and effortless hosting: A warm living room complete with gas fireplace, a wet bar with wine fridge and ice maker, two generous bedrooms with big windows and closets, a chic 4-piece bath, and abundant storage under the stairs. Thoughtful upgrades include central A/C, a Tankless hot water heater, brand-new front and rear exterior doors, refreshed lighting throughout, and fresh interior paint as well as a brand new double garage. All of this in a premier location close to schools, shopping, parks, pathways, and Cranston’s community clubhouse amenities—everything you need for comfortable, stylish living in an exceptional neighbourhood.

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