



GRASSROOTS
REALTY GROUP

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8 Cranford Park SE
Calgary, Alberta

MLS # A2266625



\$600,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,603 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: n/a

OPEN HOUSE SAT NOV 1 FROM 12-2!! Prepare to be impressed by this exceptional two-storey, corner-lot home situated in the desirable community of Cranston! This residence offers a fabulous, open-concept floor plan designed for effortless living and entertaining. The main level is anchored by beautiful laminate flooring throughout and features a spacious living room perfect for gathering. Culinary enthusiasts will appreciate the great kitchen, boasting abundant cabinet space, sleek quartz countertops, and a large central island. A generous dining area easily accommodates family meals, complemented by a versatile nook off the kitchen—ideal for a small den or extra seating space. Upstairs, the convenience is clear: three generously sized bedrooms await, along with a full four-piece bathroom and a dedicated upstairs laundry room. The primary bedroom serves as a true sanctuary, complete with a luxurious five-piece ensuite. The living space extends seamlessly into the fully finished basement, which offers a spacious family room, an additional bedroom, and a three-piece bathroom, providing endless possibilities for guests, hobbies, or recreation. Practicality meets function outside with a double detached garage and dedicated space for RV parking. The location is truly unbeatable: you are just minutes from major commuter routes like Deerfoot Trail and Stoney Trail. Premier shopping and essential services, including the South Health Campus, are only a short distance away, making daily life incredibly convenient. This home is a perfect blend of space, finish, and prime location!