



GRASSROOTS
REALTY GROUP

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87 Cranford Park SE
Calgary, Alberta

MLS # A2272561



\$600,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,509 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage		
Inclusions:	N/A		

Welcome to the Heart of Cranston — Where Community Meets Comfort! Located on a quiet street in one of Calgary's most beloved family-oriented neighbourhoods, this immaculately maintained Belvedere model offers the perfect blend of comfort, function, and architectural charm. With 3 bedrooms upstairs — including a spacious primary suite with a private balcony and 4-piece ensuite — this home is ideal for growing families or couples seeking room to thrive. The main floor features gleaming hardwood flooring, a stylish two-piece powder room, and an open-concept living and dining area anchored by a cozy gas fireplace. The vaulted ceiling over the kitchen floods the space with natural light, highlighting the rich granite countertops and sleek stainless steel appliances. Upstairs, you'll love the elegant arched staircase, bright open hallway with skylight, and generously sized secondary bedrooms. The fully finished basement offers even more space to work or relax, with a large rec room, dedicated office, full bathroom, and a well-appointed laundry area. Step outside to your sunny south-facing backyard — complete with a spacious deck, green grass, and room to play or entertain. The double detached garage provides plenty of room for parking and storage. Cranston is a welcoming, mature community known for its established schools, shopping plaza, and community events, making it a top pick for families and newcomers alike. Enjoy easy access to the ridge, river pathways, and endless outdoor recreation — all while being just a short drive from major city amenities. This home is move-in ready and offers so much more than meets the eye. Come experience the peace, pride of ownership, and neighbourly charm that Cranston is known for!

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