



GRASSROOTS
REALTY GROUP

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114 Cranford Bay SE
Calgary, Alberta

MLS # A2275409



\$569,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,572 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Pie Shape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Tucked away on a quiet cul-de-sac in a premier location, this immaculate family home sits on a massive pie-shaped lot and offers the perfect blend of space, style, and functionality. Inside, you'll find a bright, modern open-concept layout highlighted by soaring nine-foot ceilings, a well-appointed kitchen with granite countertops, stainless steel appliances, and a generous island—ideal for gathering with family and friends. The main floor also features spacious living and dining areas, along with a convenient office nook just off the kitchen, perfect for a computer centre or homework space. Large windows frame panoramic views of the expansive backyard, where kids can play all day and where there's ample room to build a triple-car garage, if desired. Upstairs, the home offers three well-sized bedrooms, including a primary retreat with a five-piece ensuite, plus the convenience of upper-floor laundry. The basement remains unspoiled and ready to be developed into a future family retreat, games room, or man cave. All of this is ideally located close to schools, parks, river valley pathways, with easy access to Deerfoot Trail and the extensive shopping and amenities of Seton. Enjoy the Central Air Conditioning added - Spring 2025.