



GRASSROOTS
REALTY GROUP

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54 Cranford Bay SE
Calgary, Alberta

MLS # A2282223



\$579,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,605 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Zero Lot Line		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

****OPEN HOUSE SUNDAY 1.00PM-4.00PM**** Welcome to 54 Cranford Bay, a charming family home perfectly positioned in a quiet cul-de-sac in one of Calgary's most well planned communities. Step outside your front door and a few minute of walk brings you to a stunning escarpment with beautiful views, leading to the river. Take a stroll along the ridge and you'll immediately get a sense of Cranston's outdoor splendor. Inside, the home's bright, open-concept main floor is designed for modern family living, featuring seamless flow between the kitchen, dining, and living areas—along with a helical staircase adding that charm to the space.. The kitchen is upgraded with granite countertops having rounded edges, maple cabinetry in shaker design and built-in pantry. Upstairs, discover three spacious bedrooms, including a big primary suite with a five-piece ensuite bath, alongside a second four-piece bathroom. A skylight to brighten up the hallways and matching finishes throughout—including maple cabinetry and granite countertops—create a cohesive, elevated feel that blends style with everyday function. The spacious basement is partially finished and awaiting your ideas to develop it further. Outside, a spacious backyard is ready for your personal touch—perfect for enjoying long summer evenings or gathering with family and friends. The double garage adds year-round parking and additional storage. Quick access to Seton's huge shopping, restaurants, YMCA, and the South Health Campus—all just minutes away. If you've been searching for the perfect balance of tranquility and community, this house delivers the best of it in Cranston —where every day feels like a getaway.

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