



**154 Cranford Park SE  
Calgary, Alberta**

**MLS # A2292341**



**\$628,500**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,834 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Window Draperies and Rods, Home Alarm equipment, Alarm sensors, Door Bell Camera

Welcome to your "I am Home" feeling. A wonderful single detached home to reside, a pride of ownerships is everywhere to be seen. This immaculate family home is waiting for you. The open floor plan with a sizeable kitchen island is waiting for you to entertain your family and friends. The upgraded appliances are in excellent conditions, a cooks or bakers dream kitchen. Your kitchen is meant to entertain with functionality that will last through time. Growing family, definitely there is room to flourish in your new home. The open floor plan has plenty of space for your children or guest to freely roam around. Your 3 bedrooms and 2.5 bathrooms has plenty of peaceful space for your family. A second-floor bonus room that works as an office or a second recreational room. Have a look at your backyard, a zero-maintenance space. The sizable open floorplan basement is ready for you to complete and create your own personal sanctuary. You have a double garage with plenty of space to accommodate your active lifestyle. Every corner of your home has a purpose and lasting style that will endlessly complement your current and future lifestyle. What are you waiting for? 154 Cranford Park SE Calgary is your "I AM HOME" Feeling.