



**158 Cranford Park SE
Calgary, Alberta**

MLS # A2298485



\$550,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,395 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 Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Security cameras, Water softener, Door bell camera, Digital thermostat, Digital pin pads, TV Wall mounts, Wall mounted-shelves, Tire Racks

Welcome to this beautifully maintained two-storey home offering the perfect blend of comfort, functionality, and everyday convenience in the sought-after community of Cranston. With 1,396 sq ft of thoughtfully designed living space, this home is ideal for families, first-time buyers, or anyone looking for a bright and inviting place to call home. The open-concept main floor features sleek engineered hardwood flooring and is filled with natural light, creating a warm and welcoming atmosphere throughout. The spacious living and dining areas flow seamlessly into the well-appointed kitchen, with sleek stainless steel appliances, a large central island, and an abundance of cabinetry including deep cupboards that provide exceptional storage. A convenient main floor laundry room and 2-piece powder room finish off the main floor. Upstairs, you'll find a full bath and 3 bedrooms, including a comfortable primary retreat complete with a walk-in closet and private ensuite offering the perfect space to unwind at the end of the day. The full unfinished basement provides endless potential for future development, whether you envision additional living space, a home gym, or extra storage. Outside, enjoy a private, fully fenced backyard for enjoying warm summer days. The double detached garage is a standout feature, offering both convenience and protection from Calgary's winter months. Built in 2014 and thoughtfully maintained, this great home also features a new hot water tank (2025) for added peace of mind and the additional comfort of central air conditioning for those hot summer days ahead. Located in a quiet, family-friendly neighbourhood with plenty of young families, you'll love being just minutes from schools (both Catholic and public), parks, and a wide range of nearby amenities. The Cranston Century Hall features a splash park, tennis/basketball courts, a hockey rink

and year round community programming for your enjoyment. You will love the quick access to Fish Creek Park, as well as convenient connections to Stoney Trail and Deerfoot Trail making commuting and getting around the city effortless. This is a fantastic opportunity to own a bright, functional, and well-located home in one of Calgary's most desirable communities. Don't miss your chance to see this one today.