



**60 Cranfield Place SE
Calgary, Alberta**

MLS # A2301771



\$700,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,913 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped 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: Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Soaking Tub, Wet Bar

Inclusions: NA

Welcome to this beautifully maintained 2-storey home with a walkout basement in the highly desirable community of Cranston, offering a perfect combination of comfort, functionality, and outdoor living. Step inside to a bright and inviting main floor featuring an open-concept layout, large windows, and warm finishes throughout. The spacious living room is centered around a cozy gas fireplace, creating the perfect place to relax or entertain. The kitchen offers ample cabinetry, quality appliances, and a functional layout with a central island, flowing seamlessly into the dining area with access to the upper deck — ideal for enjoying morning coffee or evening sunsets. A convenient 2-piece bath and main floor laundry add to the practicality of this level. Upstairs, you'll find three well-appointed bedrooms, including a generous primary retreat complete with a private ensuite and walk-in closet. A full main bathroom and a large bonus/family room provide additional space for relaxation, work, or play. The fully developed walkout basement is a standout feature, offering a large recreation space perfect for entertaining, a wet bar, full bathroom, and direct access to the backyard; creating a seamless indoor-outdoor living experience. Outside, enjoy a private backyard with both upper and lower outdoor spaces, ideal for hosting, family time, or simply unwinding. Located in Cranston, one of Calgary's most sought-after communities, residents enjoy access to the Cranston Residents Association (Century Hall), offering year-round activities, skating, tennis courts, and community events. The area is surrounded by pathways, parks, and the Bow River, with nearby Fish Creek Park providing endless opportunities for walking, biking, and outdoor recreation. You're also just minutes from schools, shopping, restaurants, and major roadways, making commuting and

daily life incredibly convenient. This home offers the perfect blend of space, location, and lifestyle — ideal for families looking to settle into a vibrant, amenity-rich community.