



**19 Cranford Close SE
Calgary, Alberta**

MLS # A2157304



\$650,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,711 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Vinyl Windows		

Inclusions: Shed, Hammock Chair and custom decorative hanging system

Enjoy all Cranston has to offer by Living in the wonderful home on a quiet street, just a few steps from a school for the kids! This home offers lots of open space with 9 ft ceilings and a large bright living room and kitchen area! This bright kitchen provides lots of counter space and a huge island that offers comfortable space to seat up to 4 people. A generous nook area is great for the family with a patio door leading to a decorative back yard and decks. Take the curving staircase upstairs where you find a cozy bonus room, Laundry room with a counter and shelf space, and 3 generous sized bedrooms. The large Primary Bedroom overlooks the back yard and has a wonderful ensuite bath featuring a deep soaker tub, glass shower, large counter space and access to a good sized walk in closet. In the yard you have an awesome 2 level deck with a feature hammock Chair hanging on a custom built structure. Decorative gravel, environmentally friendly clover ground cover and a dog run fenced in complete this appealing outdoor space! You also get the Hard to find garage space of an oversized 24 x 24 double garage so the larger vehicle will fit! The unfinished basement has roughed in plumbing and is waiting for your ideas to provide the development that works best for you. The windows are big enough for bedroom development. Don't miss this wonderful opportunity.