

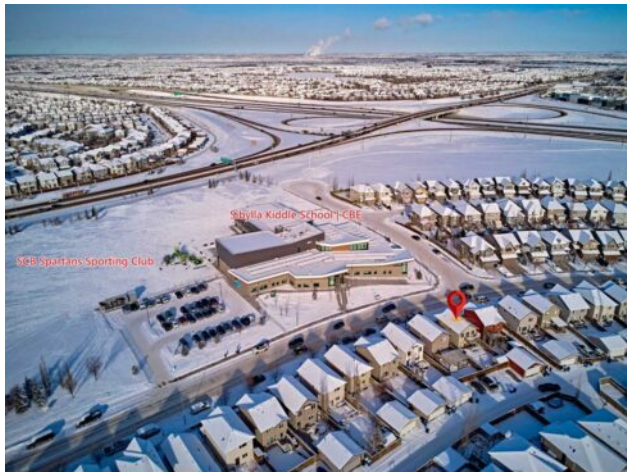


GRASSROOTS
REALTY GROUP

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125 CRANFORD Drive SE
Calgary, Alberta

MLS # A2193381



\$569,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,388 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, On Street, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: .

Price reduced for quick sale!! This one-of-a-kind home features almost 2000 sf developed living space in Cranston, with 4 bedrooms and 3.5 baths in total, and a thoughtfully designed layout with the spacious dining, living, and kitchen areas situated on the second floor, offering greater views and a lot more natural light. The bedrooms on the main floor and basement provide a private retreat for family members, creating a perfect balance between communal living spaces and restful sleeping areas. A truly unique home that blends functionality with style. Spacious kitchen has granite countertops, Stainless Steel appliance package. Dining room and living room are wired for 7.1 surround sound. One Balcony door off living room open up to a south facing deck/backyard. The other balcony facing front overlooking the school. Many upgrades include the paint, tile, carpet, granite, light fixtures and custom Hunter Douglas blinds. 9 feet ceiling Basement is fully finished with 2 more bedrooms, the 3rd full bath with walk-in shower and storage room. South facing back yard with large deck and a spacious shed and space to build a garage. Steps to Sibylla Kiddle School, transit and other amenities. Great Value!