



GRASSROOTS
REALTY GROUP

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37 Cranford Place SE
Calgary, Alberta

MLS # A2205839



\$555,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,190 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: n/a

Open house April 13 12:00pm - 2:00pm. Welcome to this beautiful 2-story home, nestled in a peaceful and welcoming cul-de-sac, perfect for family living. This thoughtfully designed home offers a bright and open main floor, creating a warm and inviting atmosphere from the moment you step inside. The spacious living room flows seamlessly into the dining area, providing ample space for entertaining or spending quality time with loved ones. The kitchen is a true highlight, featuring an island, stunning granite countertops, and brand-new dishwasher and microwave—ideal for the home chef. Upstairs, you'll find three cozy bedrooms, including a generous primary suite complete with a 4-piece ensuite bathroom for added convenience and privacy. The lower level of this home is partially developed and offers endless possibilities. A large recreation room provides a great space for entertainment or play, while the rough-in for an additional bathroom and central vacuum system offers the potential for future customization and convenience. Additional features include central air conditioning to keep you cool during the warmer months, and the entire home has been freshly painted, offering a clean, modern feel throughout. Outside, enjoy a large backyard, perfect for outdoor gatherings, gardening, or simply relaxing in the sun. This home is ideally located within a family-friendly neighborhood, just a short walk to two schools and all local amenities. Plus, you're only minutes away from the South Health Campus, making this home a perfect choice for convenience and comfort. Don't miss out on the opportunity to make this wonderful home your own! Be sure to check out the virtual tour.