



**GRASSROOTS**  
REALTY GROUP

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**107 Cranford Green SE**  
**Calgary, Alberta**

**MLS # A2206616**



**\$830,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,428 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Level, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to 107 Cranford Green SE, a delightful 3-bedroom, 2.5-bathroom family home in Cranston. Conveniently located, backing onto a green space that connects to a K-6 catholic school and only a short walk from a K-5 public school. The home features refinished hardwood floors, a gourmet kitchen with a stone arch showpiece, a matching stone fireplace and an upstairs bonus room. The primary retreat features a spacious bedroom with floor-to-ceiling windows overlooking the greenspace, a 5-piece spa-like ensuite, and a large walk-in closet. On the upper level, you will find two additional bedrooms, a 4-piece bathroom, a tech space, a large linen closet, and a storage bench to store the family games. In the basement, a partially developed space is waiting for your customization. The basement features a rough-in for a 3 piece bathroom, storage area, and rec room. Outside, you will find quick access to the green space, a low-maintenance yard, and a double attached garage. If you are looking for a sought-after established community which offers many amenities and pathways, organized community events, and local shopping, this home is for you!