



**147 Cranford Common SE  
Calgary, Alberta**

**MLS # A2207607**



**\$599,999**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,382 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Marble, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** None

**\*\*CLICK THE MULTIMEDIA BUTTON FOR A FULL VIDEO WALK THROUGH\*\*** Welcome to this bright and open two-storey home in the sought-after family community of Cranston, located in Calgary’s vibrant southeast. Upon entering, you’ll be greeted by a spacious living area filled with natural light from large windows, creating a warm and inviting atmosphere. The kitchen is a chef’s dream, featuring sleek stainless steel appliances, stunning granite countertops, and a spacious island—perfect for meal prep or entertaining. The adjacent dining room flows seamlessly out onto a new cedar deck, ideal for enjoying sunny summer evenings in the privacy of your west-facing backyard. Upstairs, you’ll find two generously sized primary bedrooms, each with its own ensuite bathroom—making this home perfect for supplementing your mortgage, accommodating renters or professionals, or providing a great setup for multigenerational living. The lower level is a blank canvas, offering an extremely spacious area awaiting your finishing touches—providing endless possibilities to customize it to your needs. Outdoors, the oversized 22x24 garage, built in 2022, is a standout feature, offering ample space for storage or the car enthusiast in your life. Located in the amenity-rich community of Cranston, you’ll enjoy beautiful walking paths along the ridge and Bow River, and easy access to the Calgary South Health Campus and major Calgary thoroughways. Don’t miss out on this fantastic opportunity—call your favorite Realtor today!