



**61 Cranford Place SE
Calgary, Alberta**

MLS # A2210549



\$625,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,483 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Option of gas range instead of electric, bathtub in basement (ready to be installed)

HUGE 22x32 GARAGE! Welcome to this beautiful, ORIGINAL owner, MORRISON built home on a Conventional lot - ample room on both sides of the home! With 3 bedrooms, 2.5 bathrooms this home is located in the highly sought-after community of Cranston. Offering a perfect blend of comfort and modern living, this home features an open and spacious design with 9-foot ceilings and high-end finishes throughout, including a Hunter Douglas blind package throughout the home and all stainless steel appliances. The kitchen boasts granite countertops, oversized cabinetry (42" upper cabinets), and ample counter space, making it an ideal setting for cooking and entertaining. The open-concept living and dining areas create an inviting atmosphere, while large windows flood the home with natural light. The custom built in dining hutch adds a touch of elegance and holds all of your culinary treasures. The master suite is a true retreat, featuring a 5-piece ensuite, a large soaker tub, and a separate shower – your own spa-like oasis. Next you will find, two additional bedrooms, each with mountain views, a dedicated 4-piece bathroom and, laundry conveniently located on the upper level, adding ease and practicality to your daily routine. Step outside onto the raised deck to the west-facing backyard, perfect for evening sunsets and outdoor gatherings. The deck is equipped with a BBQ gas line, making it ideal for summer barbecues. The back yard awaits your personal vision. Fully fenced with pressure treated lumber and south facing 4x12 greenhouse. This property also hosts an ENORMOUS 22x32 heated garage, fully finished, insulated, and featuring 40 amp, 220V power—perfect for car enthusiasts, DIY workshop and the capacity for future EV charging. Did I mention the extra parking?! Room for all your toys under one roof! Built in cabinets and extra

workspace for all your DIY projects! The unfinished basement is ready for your personal touch, already equipped with a tub ready to be installed, and offers endless potential for future development. Located on a quiet cul-de-sac, this home provides the perfect combination of peace and convenience. Living in Cranston means being part of an incredible community with access to parks, top-rated schools, and Century Hall, which offers amenities like a hockey rink, seasonal markets, fitness programs, and more. Don't miss out on this fantastic opportunity to live in one of Calgary's most desirable neighborhoods. Schedule a viewing today!