



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

171 Cranford Way SE
Calgary, Alberta

MLS # A2211107



\$529,900

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,299 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Level, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Storage Shed

OPEN HOUSE Friday April 18 from 3-5pm, Saturday April 19 from 12-2pm & Sunday from 12-2pm! Welcome home to 171 Cranford Way SE. Located on a quiet, picturesque street in the family-friendly community of Cranston, this well-maintained duplex sits on a generous pie-shaped lot with no condo fees. With 3 bedrooms, 2.5 bathrooms, and a fully developed basement, this home has space for every stage of life. As you step inside, you're welcomed by a functional open floor plan and large south-facing windows that flood the main floor with natural light. The kitchen features upgraded stainless steel appliances, ample cabinet space, and a large island that flows perfectly into the dining and living areas complimented with brand new flooring. Just off the kitchen, the sliding patio door and side entry lead you out to your fully fenced backyard, where a huge deck and a custom pergola make it easy to entertain or relax all summer long. The side entrance is fenced off for a dog run, storage or multi purpose space for all your needs! There is also a 2 car parking pad. Upstairs, the primary bedroom easily fits a king-sized bed and is complemented by a large walk-in closet and a 4-piece ensuite with a soaker tub and tiled shower. Two more bedrooms and a full bath complete the upper level. The basement is fully completely finished, offering the perfect mix of function and flexibility—set up a home office, playroom, fitness zone, or a movie space. There's also a rough-in for a future bathroom in the large storage room. Located just steps from a green space and playground, and only minutes from Deerfoot and Stoney Trail—you'll love the convenience without the traffic noise. This is a fantastic opportunity to own a move-in-ready home on one of Cranston's most charming streets. Don't miss it!

Copyright (c) 2025 . Listing data courtesy of The Real Estate District. Information is believed to be reliable but not guaranteed.