

107 Cranford Green SE  
Calgary, Alberta

MLS # A2206616



\$830,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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!