

# \$569,900 - 125 Cranford Drive Se, Calgary

MLS® #A2193381

**\$569,900**

4 Bedroom, 4.00 Bathroom, 1,388 sqft  
Residential on 0.08 Acres

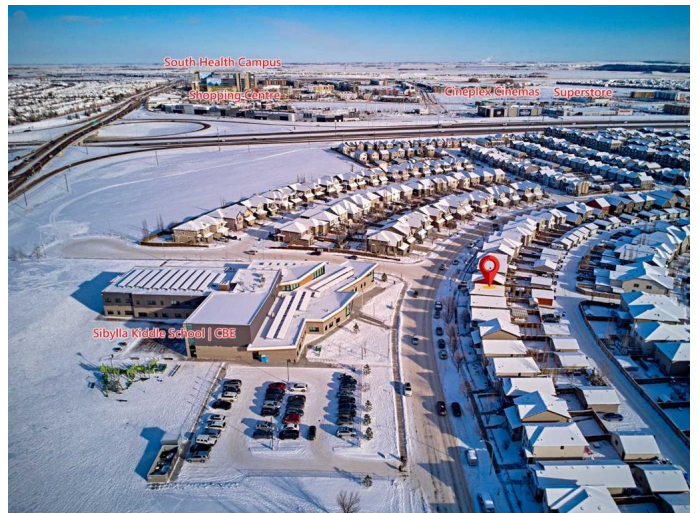
Cranston, Calgary, Alberta

Price reduced for quick sale!! This one-of-a-kind home features almost 2000 sf developed living space in Cranston, with 4 bedrooms and 3.5 baths in total, and a thoughtfully designed layout with the spacious dining, living, and kitchen areas situated on the second floor, offering greater views and a lot more natural light. The bedrooms on the main floor and basement provide a private retreat for family members, creating a perfect balance between communal living spaces and restful sleeping areas. A truly unique home that blends functionality with style.

Spacious kitchen has granite countertops, Stainless Steel appliance package. Dining room and living room are wired for 7.1 surround sound. One Balcony door off living room open up to a south facing deck/backyard. The other balcony facing front overlooking the school. Many upgrades include the paint, tile, carpet, granite, light fixtures and custom Hunter Douglas blinds. 9 feet ceiling Basement is fully finished with 2 more bedrooms, the 3rd full bath with walk-in shower and storage room. South facing back yard with large deck and a spacious shed and space to build a garage. Steps to Sibylla Kiddle School, transit and other amenities. Great Value!

Built in 2011

## Essential Information



MLS® #	A2193381
Price	\$569,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,388
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	125 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0V1

### **Amenities**

Amenities	Clubhouse
Parking Spaces	1
Parking	Off Street, Stall, Alley Access, On Street

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Barbecue
Lot Description	Back Lane, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 8th, 2025
Days on Market	55
Zoning	R-G
HOA Fees	167
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Classic Property Management & Realty Ltd
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.