

\$599,900 - 69 Cranford Drive Se, Calgary

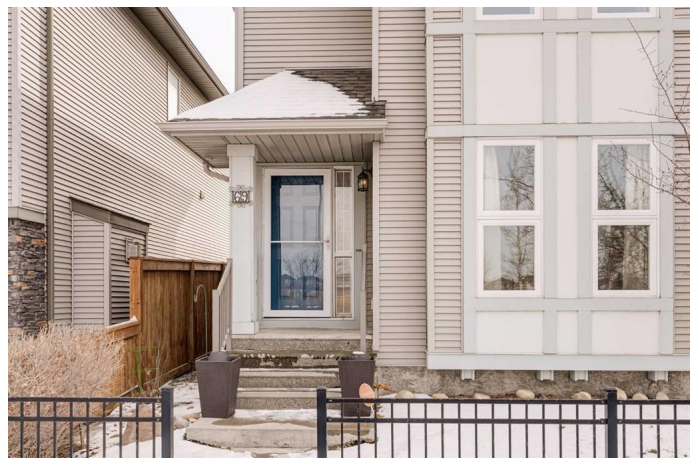
MLS® #A2199837

\$599,900

2 Bedroom, 4.00 Bathroom, 1,432 sqft
Residential on 0.08 Acres

Cranston, Calgary, Alberta

An incredible opportunity awaits at this meticulously maintained original-owner home in the heart of Cranston. With over 1,400 square feet of developed space on the top two levels + a fully developed basement, this home offers 2 living areas, a home office / flex space, 2 bedrooms, 3.5 bathrooms, a hobby space, storage + an oversized 24' x 24' insulated and drywalled double detached garage with 220V power! Warm hardwood flooring flows throughout the main level with resilient tile in the entryway and mudroom for everyday convenience. The kitchen is complete with a large corner pantry for ample storage and it overlooks both living and dining areas - making a great space for entertaining. A suite of stainless steel appliances, including a gas range and a central island complete the kitchen. The expansive living room has a large window overlooking the backyard that captures southern sun all day long - flooding the space with natural light. The main level office / flex space has comfortable carpet flooring and a large window that overlooks the green space across the street - creating the perfect work-from-home environment. A mudroom and 2pc bathroom complete the main level. The upper level is complete with two primary bedrooms, each complete with their own walk-in closets and en suites. The expansive rear primary bedroom spans 14' x 13' with a south-facing window that overlooks the backyard. The bedroom is



complete with a large walk-in closet and 4pc ensuite. The front primary bedroom spans 12' x 15' and has a large window that overlooks the green space and is also complete with a large walk-in closet and another full 4pc ensuite. This upper level is complete with a central laundry room for everyday convenience and the layout is perfect for young professionals, downsizers wanting a large guest suite for visiting family/friends, or small families. The fully developed basement has an expansive recreation room + a 3pc bathroom with an oversized soaker tub, making the perfect relaxation space. The basement includes a hobby space complete with a sink and additional cabinetry - perfect for making wine, preserving foods or other projects. Purchase with confidence knowing the home was loved - upgrades include a reverse osmosis system, new triple pane casement windows (North and South sides of the home), solar panels (providing added savings), central A/C that provides comfort all summer long, water softener, central vacuum, and more! Situated on a corner lot with southern exposure, this property gets optimal sunshine all year long. The oversized garage with 220V power is the perfect workspace and will keep your vehicle and valuables safe all year round. This property is fully move-in ready - enjoy this summer in your beautiful backyard complete with a concrete patio with pergola + low maintenance backyard. *Virtual tour available upon request.

Built in 2011

Essential Information

MLS® #	A2199837
Price	\$599,900
Bedrooms	2

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,432
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	69 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0V1

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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