

# \$522,000 - 127 Cranford Walk Se, Calgary

MLS® #A2200156

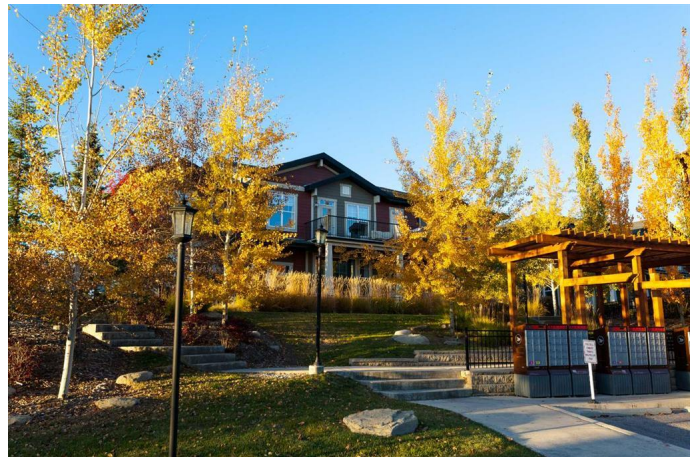
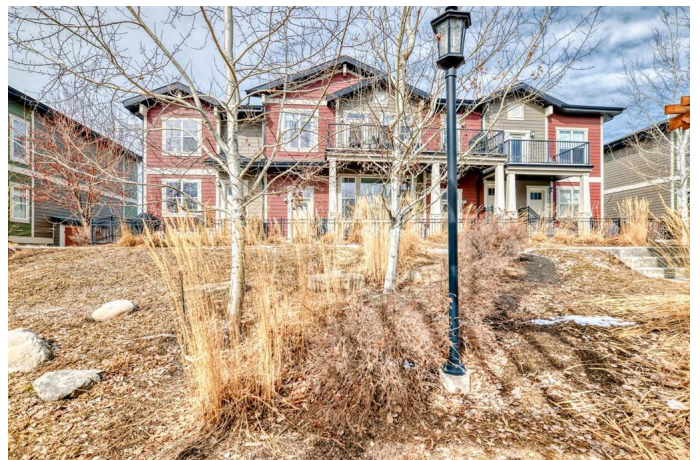
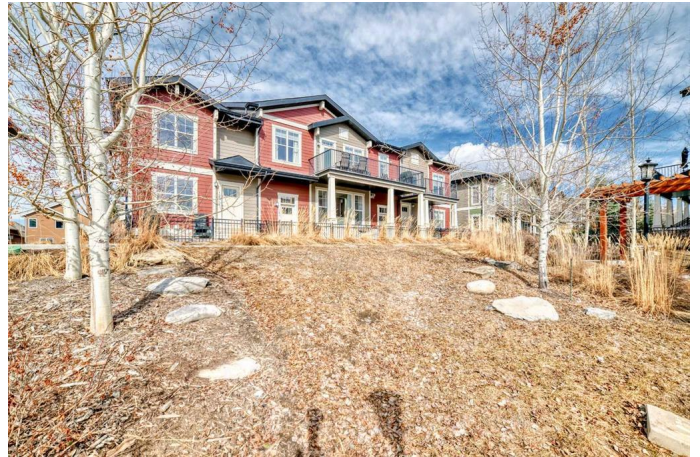
**\$522,000**

3 Bedroom, 2.00 Bathroom, 1,325 sqft

Residential on 0.00 Acres

Cranston, Calgary, Alberta

A RARE opportunity to own a STUNNING upper level bungalow with no condos in front and unobstructed MOUNTAIN VIEWS from the amazing 25 foot long balcony! This beautifully UPDATED home has 1,451 square feet of finished living space and offers 3 bedrooms, 2 full bathrooms and an office. As you enter the property through the fenced front patio you will find a spacious area with coat closet. Down a few steps to lower level is the entrance to the DOUBLE GARAGE, storage area and a large recently completed flex room, that is being used as an OFFICE. The room is finished with new drywall, paint, flooring and light fixtures. Upstairs, the main floor bungalow is GORGEOUS and is filled with natural light and fresh air from the wall of windows. The living room with GAS FIREPLACE, dining area and stunning CHEF'S KITCHEN are all open to one another. The spacious kitchen has STAINLESS STEEL appliances, gorgeous cupboards reaching to the ceiling and GRANITE counter tops covering the GIGANTIC ISLAND to make this entire area an entertainer's dream! The accessible balcony adds yet another exceptional space for enjoying morning coffee and summer evenings BBQing. Head down the back hallway to find 2 generously sized bedrooms sharing a sparkling 4 piece washroom and a LAUNDRY ROOM with storage. Located at the end of the hallway the private primary bedroom will accommodate large furniture, has a WALK-IN CLOSET and a spacious 3 piece



ENSUITE with a shower. The home has CENTRAL AIR CONDITIONING being controlled by a NEST thermostat. Updates within past 3 years - Newly developed lower office with drywall, paint, lighting, flooring, Carpet and underlay in 3 bedrooms, faucet and carbon filter in kitchen, faucet in main bathroom, toilet in ensuite. This home is blocks away from schools, shops, parks and much more. As a Cranston Resident there is access to the community center, tennis courts, hockey rink, splash park and much more.

Built in 2013

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2200156      |
| Price          | \$522,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,325         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 127 Cranford Walk Se |
| Subdivision | Cranston             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 1R5              |

### **Amenities**

|                |           |
|----------------|-----------|
| Amenities      | Clubhouse |
| Parking Spaces | 2         |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Partial  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Low Maintenance Landscape, Treed, Yard Drainage |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Wood Frame                                       |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 34               |
| Zoning         | M-1              |
| HOA Fees       | 190              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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