

# \$625,000 - 61 Cranford Place Se, Calgary

MLS® #A2210549

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,483 sqft

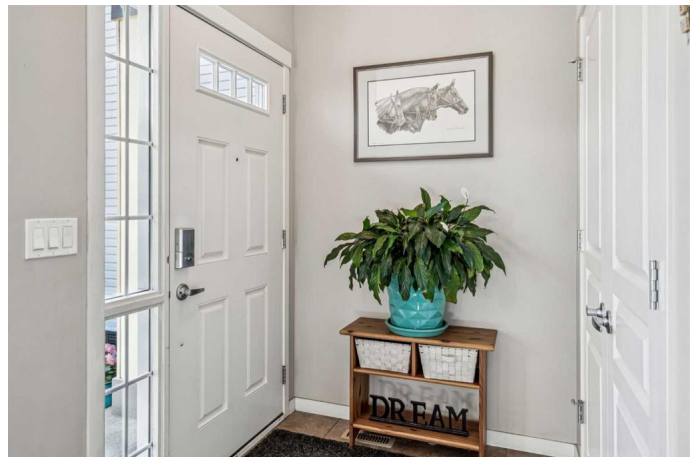
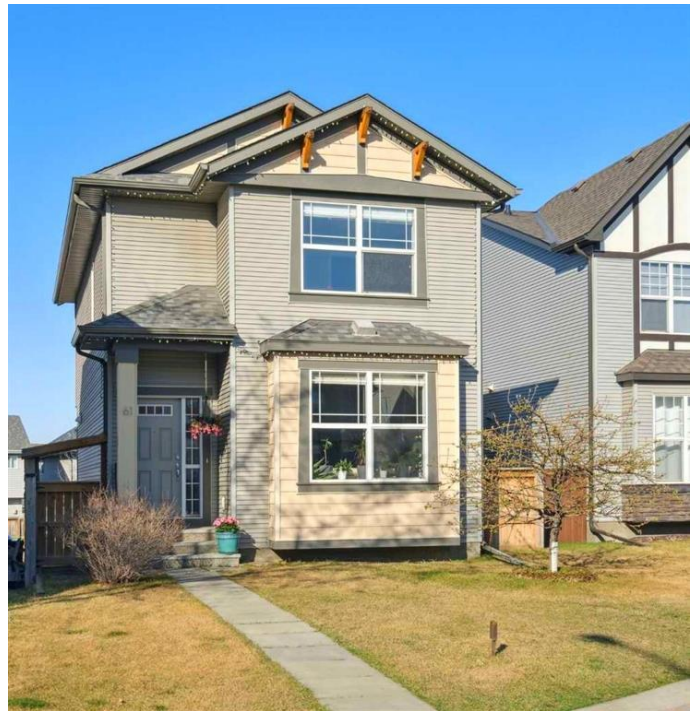
Residential on 0.08 Acres

Cranston, Calgary, Alberta

Welcome to this beautiful, ORIGINAL owner, MORRISON built home on a Conventional lot - ample room on both sides of the home! And a HUGE 22x32 GARAGE and a FRESHLY landscaped yard! With 3 bedrooms, 2.5 bathrooms this home is located in the highly sought-after community of Cranston. Offering a perfect blend of comfort and modern living, this home features an open and spacious design with 9-foot ceilings and high-end finishes, including a Hunter Douglas blind package throughout the home and newer (2024 - Over the range Microwave, electric stove & washer/dryer) stainless steel appliances.

The kitchen boasts granite countertops, oversized cabinetry (42" upper cabinets), and ample counter space, making it an ideal setting for cooking and entertaining. The open-concept living and dining areas create an inviting atmosphere, while large windows flood the home with natural light. The custom built in dining hutch adds a touch of elegance and holds all of your culinary treasures.

The master suite is a true retreat, featuring a 4-piece ensuite, a deep soaker tub, and a separate 4x3 ft shower with a seat – your own spa-like oasis. Next you will find, two additional bedrooms, each with mountain views, a dedicated 4-piece bathroom and laundry conveniently located on the upper level, adding ease and practicality to your daily



routine.

Step outside onto the raised deck to the west-facing backyard, perfect for evening sunsets and outdoor gatherings. The deck is equipped with a BBQ gas line, making it ideal for summer dining. The yard has just finished being professionally landscaped and is ready for your Summertime fun!. Fully fenced with pressure treated lumber and a south facing 4x12 greenhouse.

This property also hosts an ENORMOUS 22x32 heated (natural gas) garage, fully finished, insulated, and featuring 40 amp, 220V powerâ€”perfect for car enthusiasts, DIY workshop and the capacity for future EV charging. Did I mention the extra parking?! Room for all your toys under one roof! Built in cabinets and extra workspace for all your DIY projects!

The unfinished SUNSHINE basement is ready for your personal touch, with the bathroom roughed in and a shower/tub insert already there waiting to be installed. Egress windows and plenty of light make this the perfect spot for a family rec room with space for a bedroom and storage!

Located in a cul-de-sac, this home provides the perfect combination privacy and convenience. Living in Cranston means being part of an incredible community with access to parks, top-rated schools, and Century Hall, which offers amenities like a hockey rink, seasonal markets, fitness programs, and more.

Donâ€™t miss out on this fantastic opportunity to live in one of Calgaryâ€™s most desirable neighborhoods. Schedule a viewing today!

Built in 2012

## Essential Information

MLS® #	A2210549
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,483
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	61 Cranford Place Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X8

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Bathroom Rough-in
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	33
Zoning	R-G
HOA Fees	184
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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