

453 Cranford Drive SE
Calgary, Alberta

MLS # A2207818

\$729,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: NA

A rare opportunity to own a functional family home with 6 bedrooms in the sought-after community of Cranston. This spacious home awaits your personal touch to make it your own. Perfect for families, this home features lots of upgrades, including easy-care flooring, a water softener, air conditioning, a low-maintenance garden, and more. The inviting open floor plan includes a cozy living area that seamlessly connects to a patio—ideal for hours of family fun, whether you’re playing chess or enjoying the outdoors. Energy-efficient features include LED lighting throughout the home, while the fully developed basement offers additional space with a 6th bedroom and ample room for entertainment. Located just minutes from schools and all essential amenities, with easy access to Deer Foot and Stoney Trail, this home also offers a range of modern updates, including a 2-year-old AC unit (3.5 ton), updated kitchen with granite countertops, new flooring, updated bathrooms, and a 60-gallon hot water tank (2 years old). All stainless steel appliances, the dishwasher is only 2 years old, ensuring convenience and peace of mind. Smart home features include: - Wi-Fi-controlled main floor lights and outdoor lighting with dimmer functionality, compatible with Alexa and Google Home - Electric and Bluetooth-controlled main floor blinds (2 years old) - Keypad entry for the main door lock - Blink video doorbell with motion detection, video, and two-way audio, integrated with Alexa and Google Home - Vivint Alarm system installed for added security Additional bonuses include a water softener, side parking for an RV or 2 small vehicles, an extra parking spot in the driveway, and blackout and sheer blinds on all upstairs windows. This home is move-in ready, offering the perfect blend of comfort, convenience, and modern upgrades. Don't miss the chance to make

453 Cranford Drive your next family home.