

# \$830,000 - 107 Cranford Green Se, Calgary

MLS® #A2206616

## \$830,000

3 Bedroom, 3.00 Bathroom, 2,428 sqft  
Residential on 0.10 Acres

Cranston, Calgary, Alberta

Welcome to 107 Cranford Green SE, a delightful 3-bedroom, 2.5-bathroom family home in Cranston. Conveniently located, backing onto a green space that connects to a K-6 catholic school and only a short walk from a K-5 public school. The home features refinished hardwood floors, a gourmet kitchen with a stone arch showpiece, a matching stone fireplace and an upstairs bonus room. The primary retreat features a spacious bedroom with floor-to-ceiling windows overlooking the greenspace, a 5-piece spa-like ensuite, and a large walk-in closet. On the upper level, you will find two additional bedrooms, a 4-piece bathroom, a tech space, a large linen closet, and a storage bench to store the family games. In the basement, a partially developed space is waiting for your customization. The basement features a rough-in for a 3 piece bathroom, storage area, and rec room. Outside, you will find quick access to the green space, a low-maintenance yard, and a double attached garage.

If you are looking for a sought-after established community which offers many amenities and pathways, organized community events, and local shopping, this home is for you!

Built in 2013

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2206616    |
| Price          | \$830,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,428       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 107 Cranford Green Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 1V2               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4  |
| Parking        | Aggregate, Double Garage Attached                            |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters         |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Stone   |
| Has Basement      | Yes   |

|          |                          |
|----------|--------------------------|
| Basement | Full, Partially Finished |
|----------|--------------------------|

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |   |
|-----------------|---|
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting |
|-----------------|---|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
|--------------|--------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 28th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 23 |
|----------------|----|

|        |     |
|--------|-----|
| Zoning | R-G |
|--------|-----|

|          |     |
|----------|-----|
| HOA Fees | 181 |
|----------|-----|

|                |     |
|----------------|-----|
| HOA Fees Freq. | ANN |
|----------------|-----|

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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