

# \$595,000 - 61 Cranford Place Se, Calgary

MLS® #A2264393

**\$595,000**

3 Bedroom, 3.00 Bathroom, 1,485 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

HOME SWEET HOME! OPEN HOUSE  
SUNDAY OCTOBER 19th, 2-4PM! Welcome to this outstanding, UPGRADED 2 storey family home situated on a spacious lot in the extremely sought-after SE community of Cranston on a quiet, family-friendly cul-de-sac. This contemporary, immaculately maintained home offers 3 bedrooms, 2.5 bathrooms, 1,485 stylish SQFT of above grade living space, a MASSIVE 23 x 32'™ GARAGE with a workshop and a freshly, beautifully manicured yard with a dog run. Custom-built by Morrison Homes, this home features pride of ownership throughout this original owner home. The main floor offers the perfect blend of modern living with luxury vinyl plank flooring, 9 foot ceilings, hunter douglas blind package and a seamless open concept floor plan with a 2 piece vanity bathroom, spacious foyer, formal dining area with a custom built-in dining hutch, sun-drenched living room with oversized windows and the gourmet chef's™ kitchen complete with newer appliances (Microwave. Electric stove replaced in 2024), gleaming granite countertops and a granite island with a breakfast bar, convenient pantry and oversized 42'• cabinetry. Heading upstairs you will find 3 generous sized bedrooms, each with STUNNING MOUNTAIN VIEWS, a wonderful 4 piece bathroom and an upstairs laundry room with a 2024 washer/dryer. Completing this floor is the extraordinary primary retreat with a spa-like 4 piece ensuite bathroom with a deep soaker



tub, a private shower with a seat and a walk-in closet for your convenience. Downstairs, you will find your unfinished basement with a ton of potential to add value with future development as there are 2 egress windows and a bathroom rough-in with shower/tub insert ready to be installed. Outside, is one of your major highlights, the massive natural gas heated and insulated double to quad detached garage with 40 amp, 220V power, a dream workshop with a built in cabinets and extra workspace. Your fully fenced backyard provides you with our own private oasis with a large deck with a BBQ gas line that's perfect for entertaining. You can't beat this location, close to Century Hall with exclusive amenities such as a hockey rink, park, seasonal markets and fitness programs, pathways and the ravine, reputable schools, shopping, public transportation and major roadways. Book your private viewing of this GEM today!

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264393    |
| Price          | \$595,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,485       |
| 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      | Fitness Center, Park, Playground                                                                                   |
| Parking Spaces | 4                                                                                                                  |
| Parking        | Alley Access, Garage Door Opener, Oversized, Heated Garage, Quad or More Detached, See Remarks, Workshop in Garage |
| # of Garages   | 4                                                                                                                  |

### **Interior**

|                   |                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bathroom Rough-in, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Electric Range, Dishwasher, Garage Control(s), Microwave, Refrigerator, Window Coverings, Washer/Dryer Stacked                                                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                        |
| Cooling           | None                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                                                                                               |

### **Exterior**

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Dog Run                                                                                                                                     |
| Lot Description   | Back Lane, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, Views, See Remarks |
| Roof              | Asphalt Shingle                                                                                                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                                                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-G                |
| HOA Fees       | 184                |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Century 21 Bamber Realty LTD.

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