

# \$599,900 - 263 Cranford Way Se, Calgary

MLS® #A2231352

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,703 sqft  
Residential on 0.07 Acres

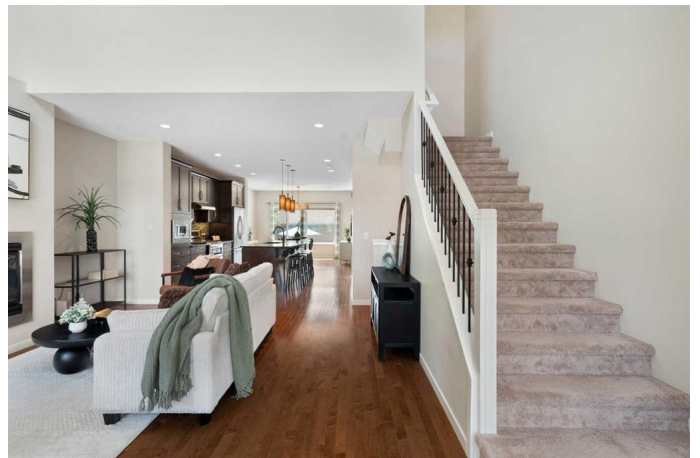
Cranston, Calgary, Alberta

This immaculate home in Calgary's master-planned Cranston community embodies a touch of luxe living with its thoughtfully designed open-concept layout and premium finishes throughout. Built in 2014 and meticulously maintained, it welcomes you with extreme curb appeal, flowering street trees, and low-maintenance landscaping framing a stone patio garden oasis.

Step inside to a soaring cathedral ceiling in the living room, where gleaming hardwood floors extend beneath oversized windows and a sleek gas-fired fireplace. The open plan flows into a gourmet kitchen, featuring rich granite countertops, a 9-ft granite island with pendant lighting and breakfast bar seating, Silgranite sink, garburator, and a premium gas range with double ovens. A walk-in pantry and butler's pantry/ wine bar with a U-Line fridge and custom cabinetry with glass doors elevate storage. A convenient main-floor powder room completes this level.

Step outside to the private, south-facing patio and professionally landscaped backyard—perfect for morning coffee, summer gatherings, or quiet evenings under the stars. Easily expand your living space by finishing the undeveloped basement, which already hosts rough-in plumbing for a future bathroom.

Upgraded carpeted stairs lead you to the upper level and three light-filled bedrooms with



two full baths. The master suite is a true retreat, boasting a spacious walk-in closet and a spa-style 4-piece ensuite with a soaker tub, separate glass-enclosed shower, heated porcelain floors, and quartz counters. Two additional bedrooms share a bright 4-piece hall bath, ideal for family, guests, or a home-office setup.

Upgrades throughout include 9-ft knockdown ceilings on both levels, and energy-efficient low-E windows. The detached double garage offers ample storage and workshop potential.

Cranston is bounded by Marquis of Lorne Trail, Fish Creek Park, and the Bow River—putting you steps from playgrounds, off-leash areas, and a scenic 70 km pathway system. Quick access to Deerfoot Trail, transit routes, and nearby shopping at Seton Marketplace and Auburn Bay means everything from groceries to coffee shops, restaurants, and the new South Health Campus are within minutes. Zoned for Cranston Elementary (K–4), David Thompson Middle (5–9), and Dr. E.P. Scarlett High (10–12), this home blends upscale style with family-friendly convenience.

Built in 2014

**Essential Information**

MLS® #	A2231352
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,703
Acres	0.07
Year Built	2014

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	263 Cranford Way Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2C4

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry
Appliances	Bar Fridge, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	181
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	eXp Realty
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