

# \$629,900 - 14 Cranfield Crescent Se, Calgary

MLS® #A2255445

**\$629,900**

4 Bedroom, 4.00 Bathroom, 1,665 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

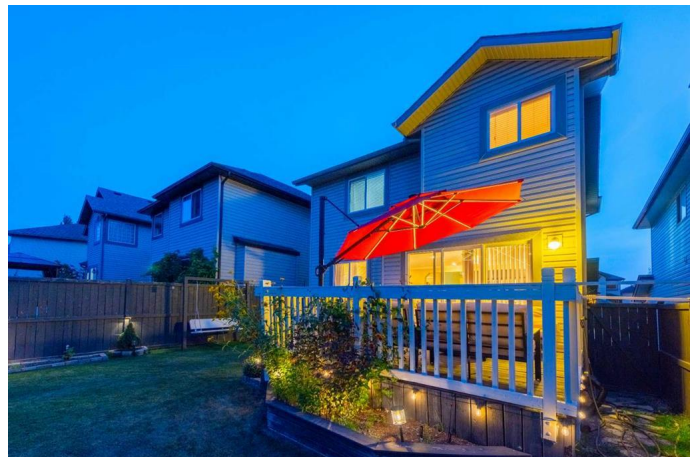
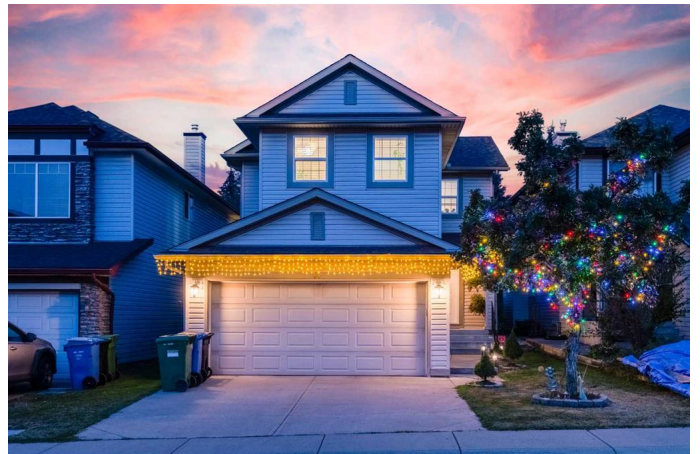
OPEN HOUSE SATURDAY SEPTEMBER 20TH FROM 11:00AM TO 2:00PM - Welcome to your new home in Cranston! This beautifully maintained 2-storey offers over 2,300 sq. ft. of living space with a fully finished basement, making it the perfect family home in one of Calgary's most sought-after communities.

Extensively updated in 2021, this property features newer roof shingles, knockdown ceilings, modern pot lights, newer vinyl flooring, a newer hot water tank, and fresh paint throughout. The main level boasts a bright and functional layout with plenty of room for entertaining. Upstairs, you'll discover spacious bedrooms and a cozy, sun-filled family room - the ideal spot for family nights, reading, or a play area for the kids.

The lower level is fully developed with a rec room already set up for your ultimate home theater experience, plus an additional full bathroom and a versatile bedroom that could also serve as a private home office.

Enjoy summer evenings on the large patio overlooking your expansive backyard, which backs directly onto a pathway and green space - offering privacy and room for kids and pets to play. A double attached garage completes the package.

Located in Cranston, a true family-oriented community with schools, shopping, parks, and



pathways nearby, plus quick access to major routes for an easy commute.

Don't miss this fantastic opportunity to own a move-in ready home in Cranston—book your showing today!

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255445    |
| Price          | \$629,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,665       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 14 Cranfield Crescent Se |
| Subdivision | Cranston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 1A6                  |

**Amenities**

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Park, Playground, Recreation Facilities |
| Parking Spaces | 4                                       |
| Parking        | Double Garage Attached                  |
| # of Garages   | 2                                       |

**Interior**

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, See Remarks |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings              |
| Heating           | Forced Air, Natural Gas                                                                                               |
| Cooling           | None                                                                                                                  |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas, Living Room, Masonry                                                                                             |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Full                                                                                                        |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Private |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 8                   |
| Zoning         | R-G                 |
| HOA Fees       | 190                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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