# \$674,900 - 17 Cranford Place Se, Calgary

MLS® #A2259783

#### \$674,900

4 Bedroom, 4.00 Bathroom, 1,630 sqft Residential on 0.07 Acres

Cranston, Calgary, Alberta

\*\* OPEN HOUSE SATURDAY OCT 4TH & SUNDAY OCT 5TH FROM 1PM TO 3PM \*\* Welcome to Cranston! This beautifully upgraded 2-storey Coronado model by Morrison Homes received a thoughtful main floor addition in 2020, expanding the kitchen and living areas to create an ideal blend of comfort and function. The main floor is bright and open, designed for both lively gatherings and quiet family time. At the front, a versatile office/den offers the perfect space for working from home. The addition added 250 sq. ft. of living space, setting this home apart from others in the area. The heart of the home is the oversized maple kitchen with rich espresso cabinetry, abundant storage, a large island, and sleek white quartz countertopsâ€"an entertainer's dream. Professional upgrades include modern lighting, knockdown ceilings, and stylish vinyl plank flooring. The open layout flows seamlessly into a generous dining area and expanded living room, complete with a built-in wall unit and fireplace framed by an oversized mantle perfect for your flatscreen. A new mudroom and spacious powder room round out the main level. Upstairs, the primary suite features a walk-in closet, 4-piece ensuite, and custom slat wall with mounted headboard. Built-in cabinets are included if desired. Two additional bedrooms offer ceiling fans, great closet space, and share a full bath. Convenient upstairs laundry with storage completes the second floor. The professionally developed basement (2017)







adds even more living space with a large bedroom, full 3-piece bath, and a cozy family/rec roomâ€"perfect for teens, guests, or movie nights. This home also boasts modern comfort features: Navien tankless hot water, central A/C, and a HEPA furnace filter for improved air quality. Step outside to a low-maintenance backyard featuring artificial turf, a patio with gas BBQ hookup, and a heated double garage with attic storage. The wide back alley makes access a breeze. Located in a quiet cul-de-sac with no rear neighbours, this property offers privacy while being close to Cranston's amenitiesâ€"recreation centre, shops, services, parks, and pathways. Cranston isn't just a communityâ€"it's a lifestyle. Don't miss your chance to call this stunning home yours!

#### Built in 2011

#### **Essential Information**

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Price \$674,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,630 Acres 0.07

Year Built 2011

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

### **Community Information**

Address 17 Cranford Place Se

Subdivision Cranston

City Calgary
County Calgary
Province Alberta
Postal Code T2M 0X8

#### **Amenities**

Amenities Clubhouse, Park, Playground

Parking Spaces 2

Parking Double Garage Detached, Heated Garage

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan,

Quartz Counters, Tankless Hot Water

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Garden

Lot Description Back Lane, Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot, No

Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 26th, 2025

Days on Market 23
Zoning R-G
HOA Fees 190
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Century 21 Bravo Realty

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