

# \$749,000 - 168 Cranford Drive Se, Calgary

MLS® #A2259805

**\$749,000**

4 Bedroom, 4.00 Bathroom, 2,257 sqft

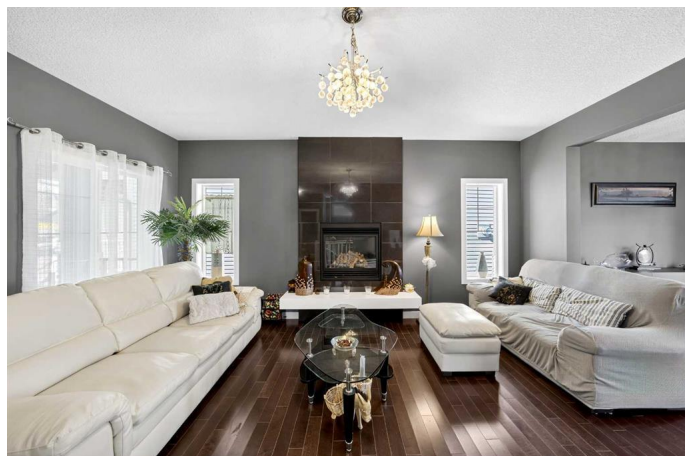
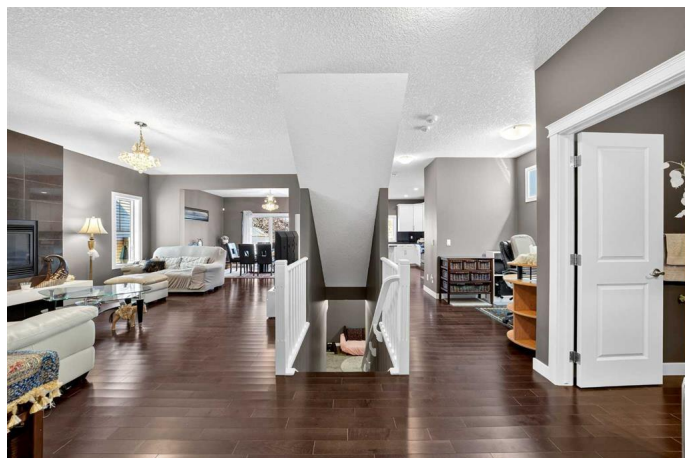
Residential on 0.11 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully appointed and thoughtfully designed 3+1 bedroom, 3.5 bathroom home within walking distance to two good elementary schools in the heart of Cranston – one of SE Calgary's most sought-after communities. Offering over 2800 sq. ft. of total living space across three fully finished levels, this elegant home combines timeless craftsmanship with practical functionality.

Step inside, the open concept main floor features 9' ceiling and gleaming upgraded hardwood flooring throughout the level. The bright and spacious Living room with a cozy tile faced gas fireplace creates a welcoming atmosphere that is the perfect spot to sit with your family or guests. The Dining room connects flowingly to the Living room in the back, boost with a double sliding door leading to the oversized deck (24' x 12') with gas hookup and serenity backyard which is perfect for kids and pets. The gourmet Kitchen is sleek and modern, featuring dark granite countertops versus white cabinets, stainless steel appliances, a central island, and a walk-in pantry. The Den/Office, a Mudroom and a 2-pc half Bathroom complete this level.

On the upper level, you'll find an expansive Bonus room, a Primary bedroom with a 5-pc Ensuite and walk-in closet, two generous-sized Bedrooms, a 4-pc Bathroom, and a Laundry



room.Â The fully finished Basement features 9' ceiling and functional layout, with a spacious family Room, a 4-pc Bathroom and an additional good-sized Bedroom, offering incredible flexibility for larger family. Recent updates include a new fridge (2025) and a new hot water tank(2025).

Minutes from all the amenities- schools, parks, playgrounds and walking paths, easy access toÂ the South Health Campus, shopping, Deerfoot and Stoney Trail, this home is perfect for in and out of the city. Donâ€™t miss theÂ opportunity- book a showing before it's gone!

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259805    |
| Price          | \$749,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,257       |
| Acres          | 0.11        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 168 Cranford Drive Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 0W4               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s) |
| 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                                                                                                                         |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full                                                                                                                                     |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | BBQ gas line                           |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stone, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 43                   |
| Zoning         | R-G                  |
| HOA Fees       | 190                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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