

# \$600,000 - 8 Cranford Park Se, Calgary

MLS® #A2266625

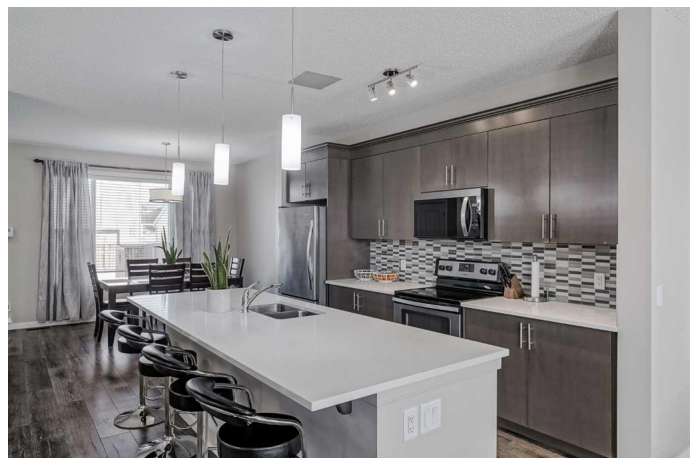
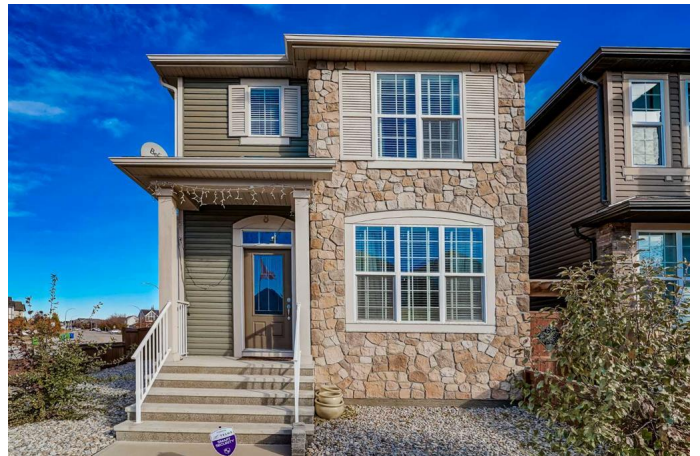
**\$600,000**

4 Bedroom, 4.00 Bathroom, 1,603 sqft

Residential on 0.12 Acres

Cranston, Calgary, Alberta

Prepare to be impressed by this exceptional two-storey, corner-lot home situated in the desirable community of Cranston! This residence offers a fabulous, open-concept floor plan designed for effortless living and entertaining. The main level is anchored by beautiful laminate flooring throughout and features a spacious living room perfect for gathering. Culinary enthusiasts will appreciate the great kitchen, boasting abundant cabinet space, sleek quartz countertops, and a large central island. A generous dining area easily accommodates family meals, complemented by a versatile nook off the kitchen—ideal for a small den or extra seating space. Upstairs, the convenience is clear: three generously sized bedrooms await, along with a full four-piece bathroom and a dedicated upstairs laundry room. The primary bedroom serves as a true sanctuary, complete with a luxurious five-piece ensuite. The living space extends seamlessly into the fully finished basement, which offers a spacious family room, an additional bedroom, and a three-piece bathroom, providing endless possibilities for guests, hobbies, or recreation. Practicality meets function outside with a double detached garage and dedicated space for RV parking. The location is truly unbeatable: you are just minutes from major commuter routes like Deerfoot Trail and Stoney Trail. Premier shopping and essential services, including the South Health Campus, are only a short distance away, making daily life incredibly convenient. This home is a



perfect blend of space, finish, and prime location!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266625    |
| Price          | \$600,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,603       |
| Acres          | 0.12        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8 Cranford Park Se |
| Subdivision | Cranston           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 1Z4            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                   |

|              |      |
|--------------|------|
| Cooling      | None |
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-G                |
| HOA Fees       | 189                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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