

### 193 CRANFORD Drive, Calgary T3M0W8

08/21/24 List Price: **\$575,000** MLS®#: A2158369 Area: Cranston Listing

Status: **Active** Calgary None Association: Fort McMurray County: Change:

Date:

**General Information** 

Prop Type: Sub Type: Detached City/Town:

Year Built: 2010 Lot Information

Lot Sz Ar: Lot Shape:

Residential

Calgary Finished Floor Area Abv Saft:

2,960 sqft

Low Sqft: Ttl Sqft: 1.017

1,017

DOM

Layout

Beds:

Baths:

Style:

**Parking** 

Ttl Park: Garage Sz: 4 (2 2 )

2

2.0 (2 1)

**Bungalow** 

29

Access:

Lot Feat: Back Lane, Back Yard, Private Park Feat: Alley Access, On Street, Parking Pad

#### **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Concrete, Stone, Vinyl Siding, Wood Frame

Sewer: Flooring:

Carpet, Ceramic Tile, Hardwood Ext Feat: Lighting, Private Entrance, Private Yard

> Water Source: Fnd/Bsmt:

**Poured Concrete** 

Central Air Conditioner, Dishwasher, Electric Stove, ENERGY STAR Qualified Dishwasher, Microwave Hood Fan, Refrigerator Kitchen Appl:

**No Animal Home** Int Feat:

Utilities:

**Room Information** 

Room Level Dimensions Room Level Dimensions Main 6`3" x 4`10" Main 6'0" x 8'11" 2pc Bathroom 4pc Ensuite bath **Bedroom** Main 8`8" x 10`10" **Dining Room** Main 10`4" x 11`0" Kitchen Main 12`10" x 12`2" **Living Room** Main 18`6" x 12`11" Main 10`9" x 13`11" **4pc Bathroom** 8'3" x 5'1" **Bedroom - Primary** Basement **Bedroom Basement** 14`1" x 11`6" **Bedroom Basement** 11`10" x 11`4" Laundry **Basement** 6`9" x 7`6" **Game Room Basement** 17`10" x 18`11"

Furnace/Utility Room **Basement** 6'6" x 8'8"

### Legal/Tax/Financial

Title: Zoning: Fee Simple R-1N

Legal Desc: **1014667** 

Remarks

Pub Rmks:

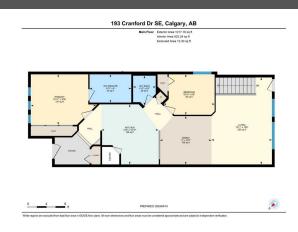
Welcome to this charming 4-bedroom, 2.5-bathroom residence located at 193 Cranford Dr SE, Calgary, a prime candidate for those seeking a combination of comfort and investment potential. Spanning over 1,800 sq ft of living space, this freshly painted home boasts hardwood floors and features a private backyard ideal for quiet relaxation or entertaining. The interior is accentuated by vaulted ceilings with a skylight, enhancing the natural light that floods into the space, creating a bright and welcoming atmosphere. Practical yet stylish, this home meets all the essentials of modern living while providing potential for rental income. Set in a vibrant community, the property is within walking distance of St. Albert The Great Elementary and Jr High School, making it a great option for families. Essential amenities are conveniently close, with Calgary Co-op Auburn Bay Food Centre just a short drive away for all your grocery needs. For those who travel by public transport, the NB Seton WY @ Front ST SE bus station is nearby, offering excellent connectivity. Nearby, enjoy the great outdoors at the local park, located less than a kilometer away—perfect for leisurely strolls or morning jogs. The home is also positioned close to the Calgary South Campus Hospital, adding to the locale's appeal for professionals working in the medical field. Do not miss the opportunity to view this home during the open house on Saturday, August 24, from 01:00 pm to 03:00 PM. Discover how this property can be your new home or a valuable asset in your investment portfolio.

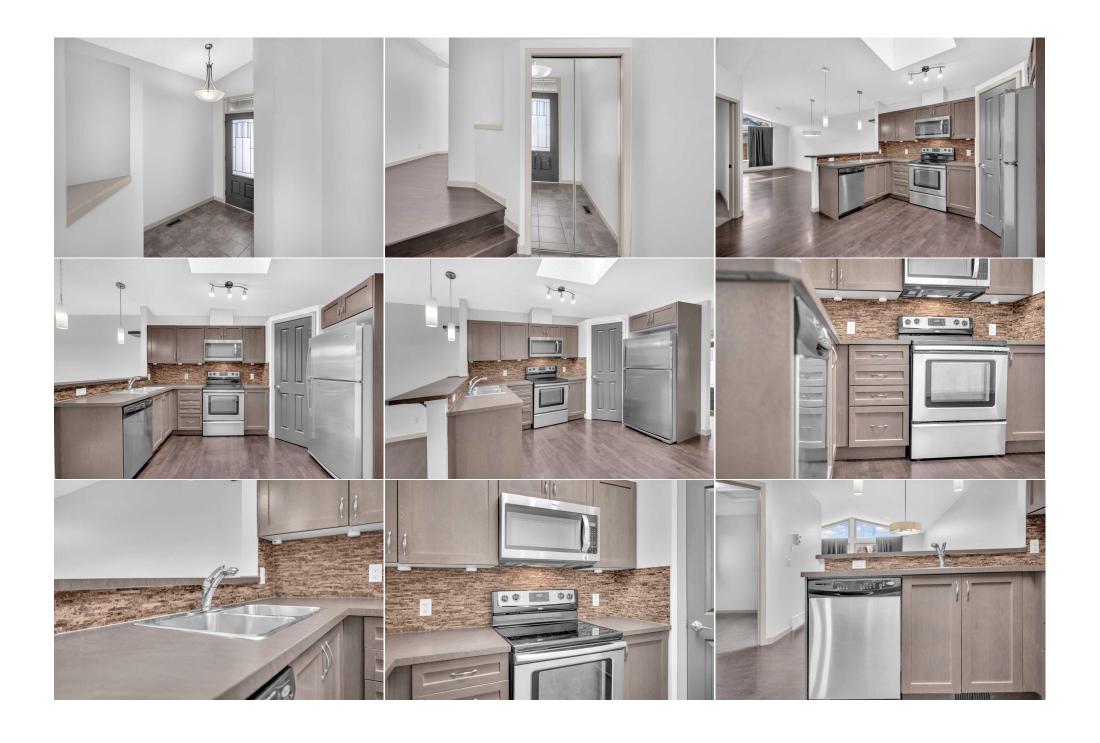
Inclusions: Blin

Property Listed By: **RE/MAX iRealty Innovations** 

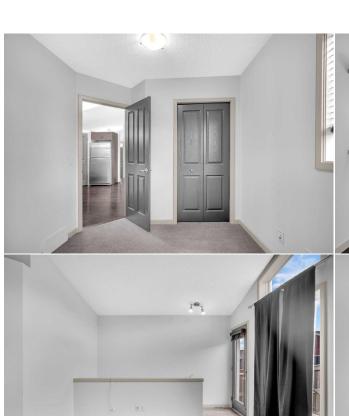
# TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





















## 193 Cranford Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 759.41 sq ft Interior Area 716.63 sq ft



0 4 5 PREPARED 20046419





