



THE
A-TEAM

**RE/MAX
FIRST**

322 CRANFIELD Gardens, Calgary T3M 1H8

MLS®#: **A2159462** Area: **Cranston** Listing Date: **08/22/24** List Price: **\$663,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,941**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,079 sqft** Ttl Sqft: **1,941**
 Lot Shape:

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Central Vacuum,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`4"	Dining Room	Main	12`0" x 7`5"
Kitchen	Main	16`7" x 14`7"	Laundry	Main	6`6" x 7`0"
Living Room	Main	12`9" x 14`8"	4pc Bathroom	Upper	5`8" x 9`6"
4pc Ensuite bath	Upper	10`11" x 11`9"	Bedroom	Upper	10`11" x 10`6"
Bedroom	Upper	9`11" x 9`3"	Family Room	Upper	18`0" x 18`8"
Bedroom - Primary	Upper	13`9" x 16`0"	Furnace/Utility Room	Basement	24`1" x 34`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0411245

Remarks

Pub Rmks:

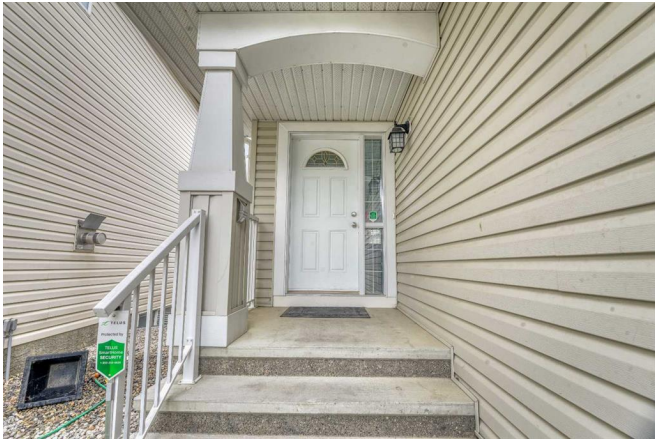
Cranston - 322 Cranfield Gardens SE: Don't miss your opportunity to view this spacious two-story on a quiet culdesac in Cranston! The main level features hardwood flooring through the foyer, kitchen, and dining area, and a bright and open living room with a cozy gas fireplace. The kitchen is well-outfitted with stainless steel appliances and wood cabinetry, with an island and corner pantry. The powder room and dedicated laundry room complete the main floor plan. You'll appreciate the double attached garage, and the fully fenced backyard has a large deck for barbecuing and enjoying the outdoors (and if you have an RV to store there is lane access!). Up the open-rail staircase you will find a grand west-facing family room. There are two spare bedrooms (one of which has a walk-in closet!), a four-piece guest bathroom, and the generously sized primary bedroom hosts a four-piece ensuite with corner soaker tub, plus a walk-in closet. The lower level has a rough-in for an additional bathroom and awaits your basement development plans. Cranston is a beautiful and desirable Southeast community offering many parks, playgrounds, and walking trails through the community and along the Bow River, with some of the best fly-fishing you can find. Not to mention all of the great amenities at Cranston's Century Hall, a 22,000 square-foot residents' facility on a 7-acre gated park offering a splash park, ice-skating, and so much more. Enjoy easy access via Stoney Trail and Deerfoot, and the convenience of all the shops, services and restaurants in neighboring Seton. A fantastic property in a wonderful community, book your showing today!

Inclusions:
Property Listed By:

Basketball Net
RE/MAX Real Estate (Central)

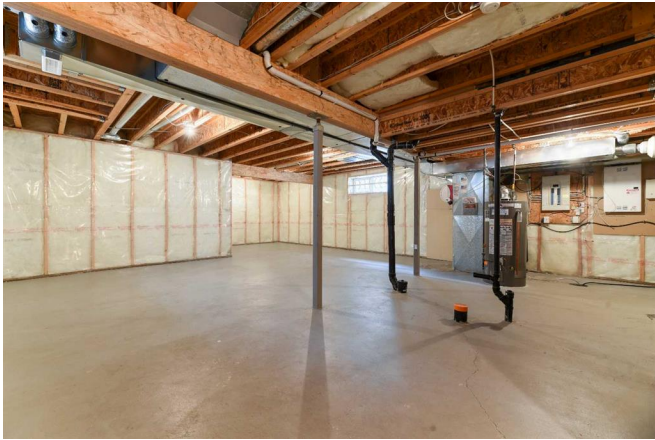
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











322 Cranfield Gardens SE, Calgary, AB

Main Floor Exterior Area 938.87 sq ft
Interior Area 768.37 sq ft
Excluded Area 471.62 sq ft



0 5 10 ft

PREPARED: 2024/07/29

White regions are excluded from total floor area in OSQCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

322 Cranfield Gardens SE, Calgary, AB

2nd Floor Exterior Area 1104.36 sq ft
Interior Area 1021.83 sq ft
Excluded Area 12.90 sq ft



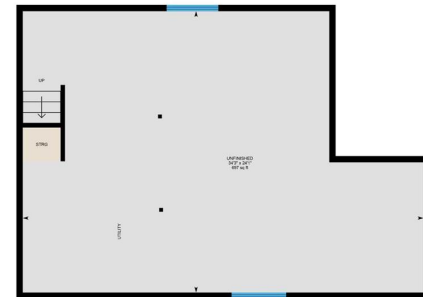
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PREPARED: 2024/07/29

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322 Cranfield Gardens SE, Calgary, AB

Basement (Below Grade) Exterior Area 782.70 sq ft
Interior Area 718.55 sq ft



0 5 10 ft

PREPARED: 2024/07/29

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