



THE
A-TEAM

**RE/MAX
FIRST**

10 CRANFORD Green, Calgary T3M 1V3

MLS® #: **A2194954** Area: **Cranston** Listing Date: **02/19/25** List Price: **\$775,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **4,606 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,316**
Low Sqft:
Ttl Sqft: **2,316**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Interior Lot,Landscaped,Lawn,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Vinyl Windows,Wired for Sound**
Utilities: **Cable Available,DSL Available,Electricity Connected,Electricity Paid For,Natural Gas Connected,Fiber Optics Available,Garbage Collection,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	13`1" x 15`7"	Bedroom	Second	9`3" x 14`6"
Bedroom	Second	10`6" x 14`6"	4pc Bathroom	Second	8`5" x 4`9"
5pc Ensuite bath	Second	13`5" x 13`9"	Family Room	Second	13`6" x 13`9"
Laundry	Second	8`7" x 7`2"	2pc Bathroom	Main	13`6" x 4`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

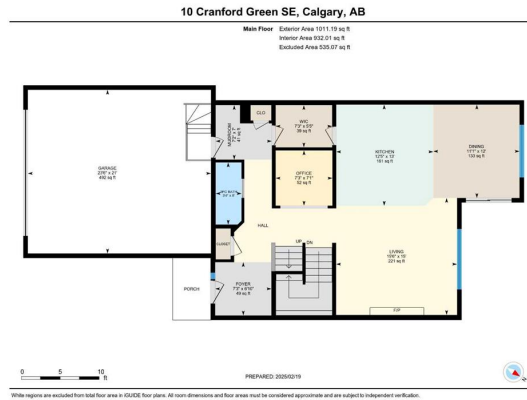
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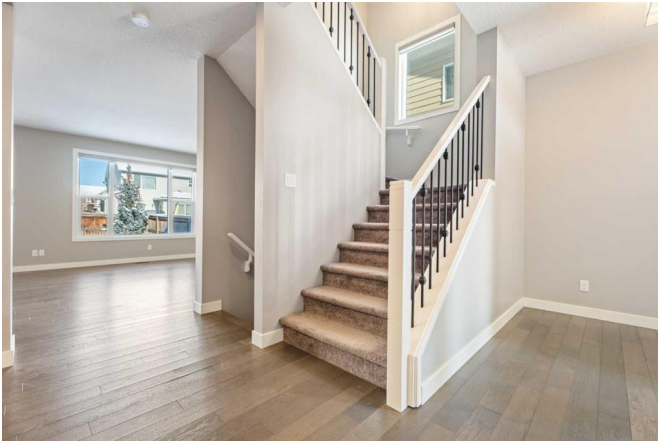
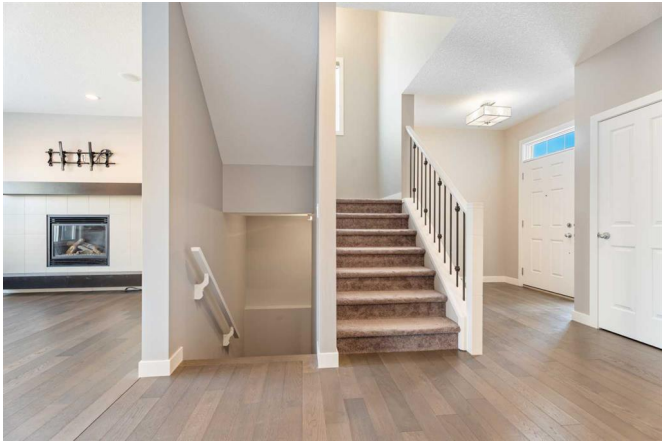
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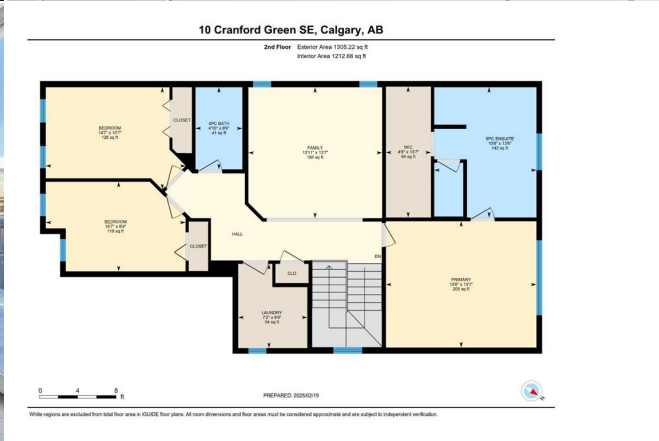
Pub Rmks: ****Open houses Saturday the 22nd from 1-3pm and Sunday the 23rd from 1-3pm** Welcome to this beautifully upgraded 3-bedroom Cedarglen home, perfectly situated in the heart of Cranston! one of Calgary's most sought after communities! Built with exceptional craftsmanship and designed for modern living, this home boasts a bright, open concept layout with high-end finishes throughout. The chef's dream kitchen is a true showstopper, featuring granite countertops, upgraded stainless steel appliances, a built-in wall oven, and a gas cooktop, perfect for passionate cooks and entertainers alike. The inviting living and dining areas flow effortlessly, creating a warm and welcoming atmosphere for gatherings and everyday living. Upstairs, you'll find a spacious primary retreat, complete with a walk-in closet and a luxurious 4 piece ensuite, your own private oasis. Two additional generously sized bedrooms provide plenty of space for children, guests, or a home office. The large bonus room offers endless possibilities to use it as a cozy family lounge, a playroom, a media haven, or a home gym! Stay cool all summer with central air conditioning as well as triple pane windows throughout, and let your imagination run wild with the unfinished basement, just waiting for your personal touch. Whether you dream of a stylish entertainment space, a home theatre, a gym, or extra bedrooms, this space is yours to design! Nestled in a prime Cranston location, this home is just minutes from parks, top rated schools, shopping, South Health Hospital and scenic walking trails offering up the perfect blend of convenience and tranquility. Don't delay, view it today!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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





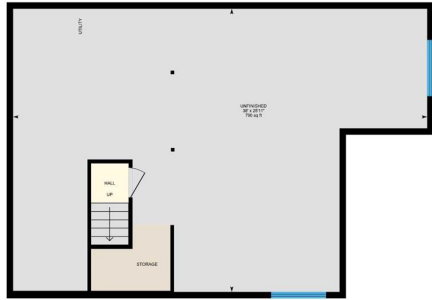






10 Cranford Green SE, Calgary, AB

Basement (Below Grade) Exterior Area 929.00 sq. ft.
Interior Area 929.00 sq. ft.



0 3 6 ft PREPARED: 2025/02/19
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



