

# \$830,000 - 107 Cranford Green Se, Calgary

MLS® #A2206616

**\$830,000**

3 Bedroom, 3.00 Bathroom, 2,428 sqft  
Residential on 0.10 Acres

Cranston, Calgary, Alberta

Welcome to 107 Cranford Green SE, a delightful 3-bedroom, 2.5-bathroom family home in Cranston. Conveniently located, backing onto a green space that connects to a K-6 catholic school and only a short walk from a K-5 public school. The home features refinished hardwood floors, a gourmet kitchen with a stone arch showpiece, a matching stone fireplace and an upstairs bonus room. The primary retreat features a spacious bedroom with floor-to-ceiling windows overlooking the greenspace, a 5-piece spa-like ensuite, and a large walk-in closet. On the upper level, you will find two additional bedrooms, a 4-piece bathroom, a tech space, a large linen closet, and a storage bench to store the family games. In the basement, a partially developed space is waiting for your customization. The basement features a rough-in for a 3 piece bathroom, storage area, and rec room. Outside, you will find quick access to the green space, a low-maintenance yard, and a double attached garage.

If you are looking for a sought-after established community which offers many amenities and pathways, organized community events, and local shopping, this home is for you!

Built in 2013

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2206616    |
| Price          | \$830,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,428       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 107 Cranford Green Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 1V2               |

### **Amenities**

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Clubhouse, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4                                                            |
| Parking        | Aggregate, Double Garage Attached                            |
| # of Garages   | 2                                                            |

### **Interior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters         |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Gas, Living Room, Mantle, Stone                                                           |
| Has Basement      | Yes                                                                                       |

Basement Full, Partially Finished

## Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 28th, 2025

Days on Market 20

Zoning R-G

HOA Fees 181

HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.