

181 Cranford Way SE
Calgary, Alberta

MLS # A2265302



\$514,900

Division:	Cranston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,436 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Curtains & rods, Shed, Living room floating shelves		

Open House Saturday, October 25th from 1-3pm. Offering a thoughtful layout, modern finishes, and standout outdoor space, this bright & functional 4 bedroom home in Cranston checks every box. The main floor greets you with a generous family room and a practical entryway with storage. The open-concept kitchen is anchored by a central island with granite countertops, a full pantry, and adjoining dining area – an ideal setup for cooking, gathering and entertaining. Outside, this property truly shines. The landscaped backyard features a large composite deck with a gas line for barbecuing, while the low-maintenance side yard includes a shed and convenient access from the separate side entrance; offering potential for a secondary suite pending approval from the city. An oversized double parking pad at the back provides excellent off-street parking and future garage potential. Upstairs, you’ll find two bright secondary bedrooms, a four-piece bathroom, and a spacious closet with laundry hook-ups for added convenience. The primary retreat is set apart with its own large walk-in closet and a private four-piece ensuite. The fully developed basement expands the living space even further with a fourth bedroom, another full bathroom, and a versatile recreation area perfectly suited for play space, workouts or cozy movie nights. A one-of-a-kind find in this price range – turnkey, fully finished, and unmatched value in this family-friendly neighbourhood with a playground & park just steps away. Cranston offers easy access to Deerfoot & Stoney Tr, great schools, an abundance of shopping & restaurants nearby, and beautiful walking trails & green space.