

# \$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, Recreation Facilities, Racquet Courts |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Aggregate                            |
| # 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 7

Zoning R-G

HOA Fees 181

HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

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