

# \$869,000 - 196 Cranford Green Se, Calgary

MLS® #A2244367

**\$869,000**

5 Bedroom, 4.00 Bathroom, 2,019 sqft  
Residential on 0.09 Acres

Cranston, Calgary, Alberta

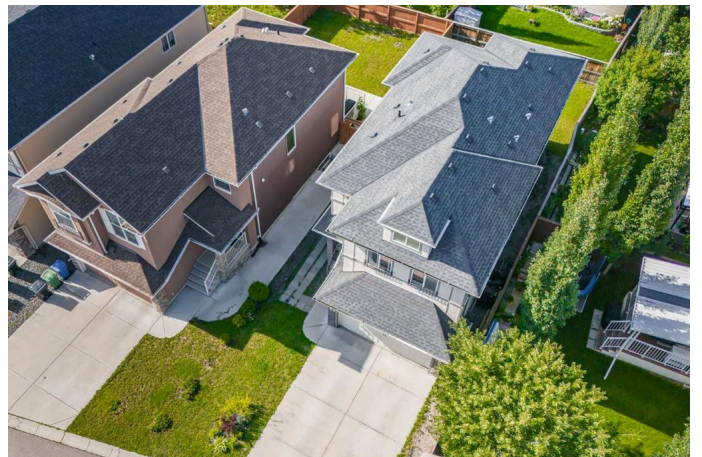
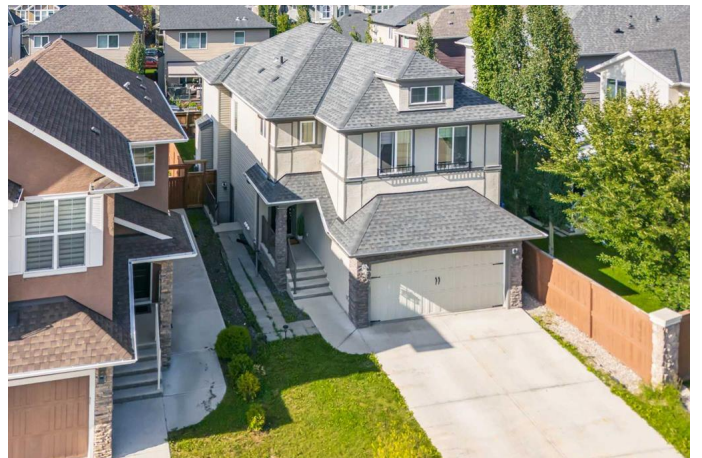
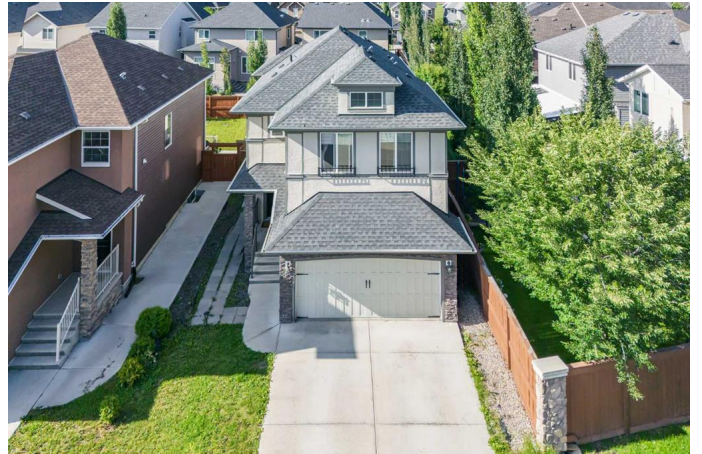
Experience Elevated Living at 196 Cranford Green SE – A Blend of Luxury, Comfort, and Functionality

Step into refined elegance in the heart of Cranston, one of Calgary’s most sought-after family communities. This meticulously upgraded home offers 5 spacious bedrooms, 3.5 bathrooms, a bonus room, and a fully developed basement suite—designed to impress even the most discerning buyers.

The grand entrance welcomes you with soaring 20-foot ceilings in the living room, bathing the space in natural light and creating a sense of openness and grandeur. A modern wall-mounted fireplace adds warmth and architectural flair, making it the perfect spot for cozy evenings or stylish entertaining.

The gourmet kitchen is a showstopper with quartz countertops, stainless steel appliances, freshly painted cabinetry, and upgraded light fixtures that exude contemporary charm. Freshly painted railings and new window coverings throughout the home elevate the aesthetic even further.

Upstairs, you’ll find a versatile bonus room—ideal as a play area, home office, or media lounge—alongside a convenient upper-level laundry room that simplifies daily living. Each space has been thoughtfully curated to balance luxury with everyday



practicality.

The fully finished basement suite boasts its own private side entrance, separate laundry, and rental potential (currently leased for \$1,250/month), making it an exceptional mortgage helper or ideal space for multigenerational living.

Nestled on a quiet street, this home is just steps from public and Catholic schools, parks, scenic walking paths, and all the amenities Cranston is known for. Plus, you’ll enjoy quick access to both Deerfoot and Stoney Trail, ensuring an easy commute in any direction.

Whether you’re a growing family or a smart investor, this home offers a rare combination of space, elegance, and income-generating potential.

Don’t miss your chance to live in luxury—book your private showing today and make 196 Cranford Green SE your forever home.

Built in 2014

**Essential Information**

MLS® #	A2244367
Price	\$869,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,019
Acres	0.09
Year Built	2014
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	196 Cranford Green Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V3

### **Amenities**

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Chandelier, See Remarks, Separate Entrance
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Garden
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 30th, 2025
Days on Market	6

Zoning	R-1N
HOA Fees	90
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Exa Realty
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