

# \$499,900 - 109 Cranford Way Se, Calgary

MLS® #A2200138

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,299 sqft

Residential on 0.05 Acres

Cranston, Calgary, Alberta

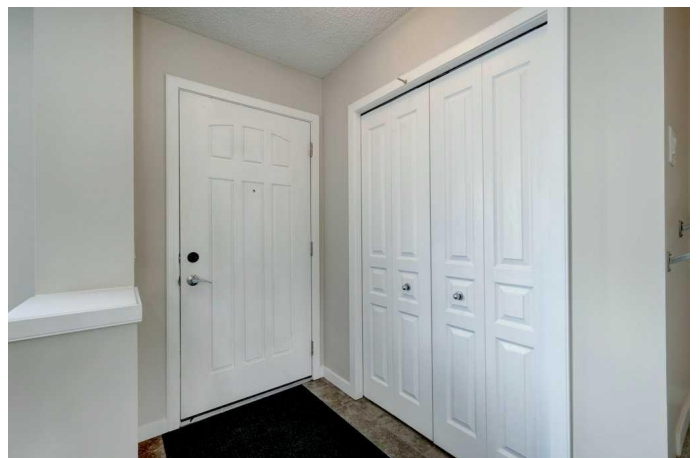
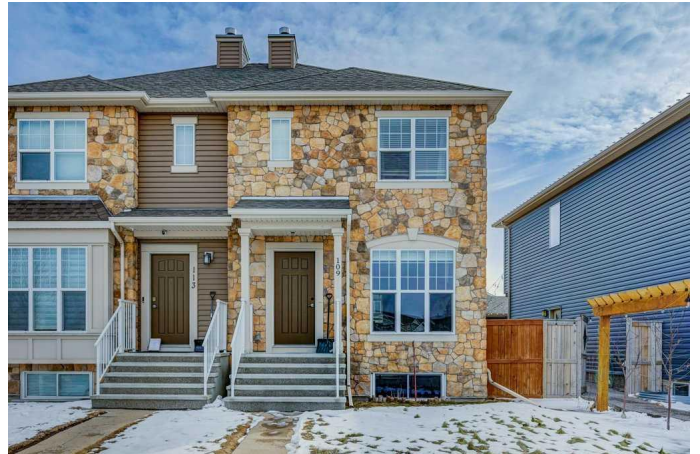
Nestled in the highly desirable south community of Cranston, this beautiful home is ideally located near all essential amenities, including shopping, schools, and public transit. The spacious and modern open-concept layout is bathed in natural light and the home has just been freshly painted as well as brand new carpets on the stairs and second level. The main floor boasts engineered hardwood flooring.

The inviting living area features a stone faced gas fireplace, perfect for relaxing and taking the chill off. The chef-inspired gourmet kitchen boasts elegant granite countertops, a large center island with a breakfast bar, full-height cabinetry, and a premium appliance package, making it ideal for both everyday living and entertaining.

The dining area easily accommodates larger sets, making family meals and gatherings a breeze. Upstairs, you'll find three generously sized bedrooms, including a primary suite complete with a walk-in closet and a luxurious ensuite bath.

The basement offers incredible potential with roughed-in plumbing, awaiting your personal touch to create additional living space.

Don't miss this opportunity to own a home in



one of Calgary's most sought-after neighborhoods at an unbeatable price. Get ready to love this home!

Built in 2015

### Essential Information

MLS® #	A2200138
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,299
Acres	0.05
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	109 Cranford Way Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0J1

### Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s), See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	6
Zoning	R-2M
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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