

\$765,000 - 168 Cranford Drive Se, Calgary

MLS® #A2259805

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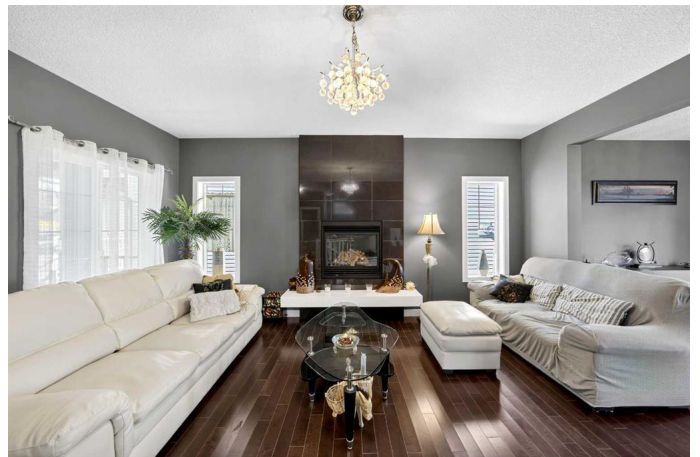
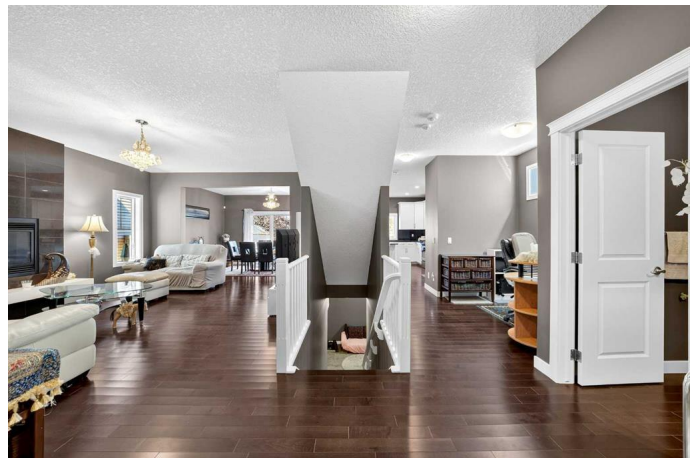
4 Bedroom, 4.00 Bathroom, 2,257 sqft
Residential on 0.11 Acres

Cranston, Calgary, Alberta

Welcome to this beautifully appointed and thoughtfully designed 3+1 bedroom, 3.5 bathroom home within walking distance to two good elementary schools in the heart of Cranston – one of SE Calgary's most sought-after communities. Offering over 2800 sq. ft. of total living space across three fully finished levels, this elegant home combines timeless craftsmanship with practical functionality.

Step inside, the open concept main floor features 9' ceiling and gleaming upgraded hardwood flooring throughout the level. The bright and spacious Living room with a cozy tile faced gas fireplace creates a welcoming atmosphere that is the perfect spot to sit with your family or guests. The Dining room connects flowingly to the Living room in the back, boost with a double sliding door leading to the oversized deck (24' x 12') with gas hookup and serenity backyard which is perfect for kids and pets. The gourmet Kitchen is sleek and modern, featuring dark granite countertops versus white cabinets, stainless steel appliances, a central island, and a walk-in pantry. The Den/Office, a Mudroom and a 2-pc half Bathroom complete this level.

On the upper level, you'll find an expansive Bonus room, a Primary bedroom with a 5-pc Ensuite and walk-in closet, two generous-sized Bedrooms, a 4-pc Bathroom, and a Laundry



room. The fully finished Basement features 9' ceiling and functional layout, with a spacious family Room, a 4-pc Bathroom and an additional good-sized Bedroom, offering incredible flexibility for larger family. Recent updates include a new fridge (2025) and a new hot water tank(2025).

Minutes from all the amenities- schools, parks, playgrounds and walking paths, easy access to the South Health Campus, shopping, Deerfoot and Stoney Trail, this home is perfect for in and out of the city. Don't miss the opportunity- book a showing before it's gone!

Built in 2011

Essential Information

MLS® #	A2259805
Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,257
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	168 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0W4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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