$729,900 - 453 Cranford Drive Se, Calgary

MLS® #A2207818

$729,900
6 Bedroom, 4.00 Bathroom, 1,805 sqft
Residential on 0.09 Acres

Cranston, Calgary, Alberta

A rare opportunity to own a functional family home with 6 bedrooms in the sought-after community of Cranston. This spacious home awaits your personal touch to make it your own. Perfect for families, this home features lots of upgrades, including easy-care flooring, a water softener, air conditioning, a low-maintenance garden, and more.
The inviting open floor plan includes a cozy living area that seamlessly connects to a patioâ€”ideal for hours of family fun, whether youâ€™re playing chess or enjoying the outdoors. Energy-efficient features include LED lighting throughout the home, while the fully developed basement offers additional space with a 6th bedroom and ample room for entertainment.
Located just minutes from schools and all essential amenities, with easy access to Deer Foot and Stoney Trail, this home also offers a range of modern updates, including a 2-year-old AC unit (3.5 ton), updated kitchen with granite countertops, new flooring, updated bathrooms, and a 60-gallon hot water tank (2 years old). All stainless steel appliances, the dishwasher is only 2 years old, ensuring convenience and peace of mind. Smart home features include:
- Wi-Fi-controlled main floor lights and outdoor lighting with dimmer functionality, compatible with Alexa and Google Home
- Electric and Bluetooth-controlled main floor blinds (2 years old)
- Keypad entry for the main door lock

- Blink video doorbell with motion detection, video, and two-way audio, integrated with Alexa and Google Home
- Vivint Alarm system installed for added security

Additional bonuses include a water softener, side parking for an RV or 2 small vehicles, an extra parking spot in the driveway, and blackout and sheer blinds on all upstairs windows.

This home is move-in ready, offering the perfect blend of comfort, convenience, and modern upgrades. Don't miss the chance to make 453 Cranford Drive your next family home.

Built in 2013

Essential Information

MLS® #	A2207818
Price	$729,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,805
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	453 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1Z4

Amenities

Amenities	None
Parking Spaces	2
Parking	Additional Parking, Double Garage Attached
# of Garages	5

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2025
Days on Market	29
Zoning	R-1N
HOA Fees	185
HOA Fees Freq.	ANN

Listing Details

Listing Office	KIC Realty

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