

61 Cranford Place SE
Calgary, Alberta

MLS # A2210549



\$625,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,483 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Option of gas range instead of electric, bathtub in basement (ready to be installed)

Welcome to this beautiful, ORIGINAL owner, MORRISON built home on a Conventional lot - ample room on both sides of the home! And a HUGE 22x32 GARAGE and a freshly landscaped yard! With 3 bedrooms, 2.5 bathrooms this home is located in the highly sought-after community of Cranston. Offering a perfect blend of comfort and modern living, this home features an open and spacious design with 9-foot ceilings and high-end finishes, including a Hunter Douglas blind package throughout the home and newer (2024 - Over the range Microwave, electric stove & washer/dryer) stainless steel appliances. The kitchen boasts granite countertops, oversized cabinetry (42" upper cabinets), and ample counter space, making it an ideal setting for cooking and entertaining. The open-concept living and dining areas create an inviting atmosphere, while large windows flood the home with natural light. The custom built in dining hutch adds a touch of elegance and holds all of your culinary treasures. The master suite is a true retreat, featuring a 4-piece ensuite, a deep soaker tub, and a separate 4x3 ft shower with a seat & your own spa-like oasis. Next you will find, two additional bedrooms, each with mountain views, a dedicated 4-piece bathroom and laundry conveniently located on the upper level, adding ease and practicality to your daily routine. Step outside onto the raised deck to the west-facing backyard, perfect for evening sunsets and outdoor gatherings. The deck is equipped with a BBQ gas line, making it ideal for summer dining. The yard is being professionally landscaped and completed by the end of April 2025. Fully fenced with pressure treated lumber and a south facing 4x12 greenhouse. This property also hosts an ENORMOUS 22x32 heated (natural gas) garage, fully finished, insulated, and featuring 40 amp, 220V power—perfect for car

enthusiasts, DIY workshop and the capacity for future EV charging. Did I mention the extra parking?! Room for all your toys under one roof! Built in cabinets and extra workspace for all your DIY projects! The unfinished SUNSHINE basement is ready for your personal touch, with the bathroom roughed in and a shower/tub insert already there waiting to be installed. Egress windows and plenty of light make this the perfect spot for a family rec room with space for a bedroom and storage! Located in a cul-de-sac, this home provides the perfect combination privacy and convenience. Living in Cranston means being part of an incredible community with access to parks, top-rated schools, and Century Hall, which offers amenities like a hockey rink, seasonal markets, fitness programs, and more. Don't miss out on this fantastic opportunity to live in one of Calgary's most desirable neighborhoods. Schedule a viewing today!