

# \$725,000 - 58 Cranfield Crescent Se, Calgary

MLS® #A2216480

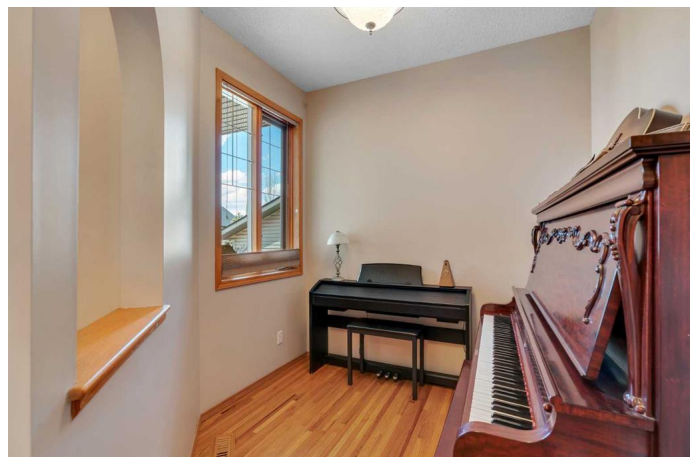
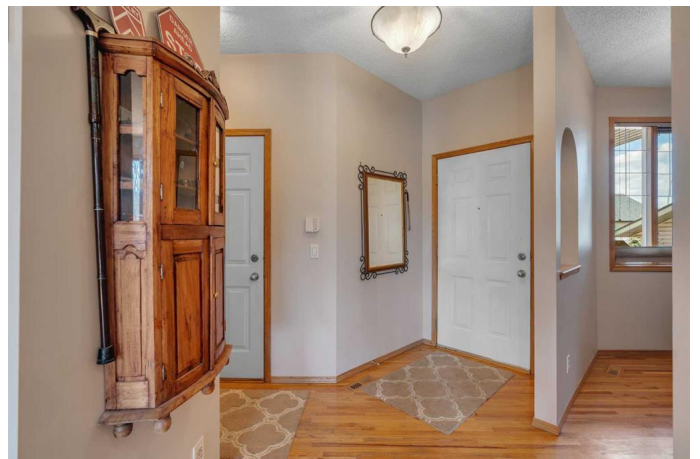
## \$725,000

3 Bedroom, 4.00 Bathroom, 1,719 sqft

Residential on 0.09 Acres

Cranston, Calgary, Alberta

\*\*\*This custom-built, original owner home is located on a quiet crescent in the desired community of Cranston! The owner, who worked for Beattie Homes, put extra care and attention into the build of this home by adding nine-foot ceilings to both the main floor and the basement, high-end Low-e windows, and solid floor joists. The large main floor features an office/flex room, a spacious kitchen with both a peninsula/breakfast bar, and island creating plenty of work and storage space, opening onto the vaulted Great Room complete with a grand stone front gas fireplace, additional large windows, all with custom blinds, plus a generous dining area where your table can be extended to accommodate those large dinner parties! The dining room opens onto your sunny south-facing composite deck and low-maintenance yard. Upstairs, you will be pleased to find the Primary to be spacious, and bright, offering a walk-in closet, and a sunny 4-pce ensuite bath, with a separate shower, and soaker tub; two large additional bedrooms, a full bath, and the laundry room with storage. The basement was professionally finished at the build time, and boasts nine-foot ceilings, a HUGE recreation room with stone-faced gas fireplace, room to add a wall to create a bedroom, a 3-pce bath with STEAM SHOWER, and a utility/storage room. Enjoy the sun in the beautifully landscaped, low-maintenance backyard, resplendent with mature trees/ shrubs, and backing onto a



GREEN SPACE/WALKWAY. Store all of your toys in the oversized, fully insulated, and drywalled garage. Some other special features of this home include a full house speaker system, freshly painted, ceiling fans, HWT replaced 2 years ago, toilets replaced with low-flow dual-flush style, Shingles replaced 3 years ago, storage area under the deck, and great shelving/storage plus an epoxy floor in the garage. Cranston offers spectacular walk/bike paths with mountain and river valley views, a recreation centre, schools, shopping, and easy access to main transportation routes. Don't miss this one!

Built in 2000

### **Essential Information**

MLS® #	A2216480
Price	\$725,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,719
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	58 Cranfield Crescent Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1A6

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated
# of Garages	2

## Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Wired for Sound, Wood Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Rectangular Lot, Treed, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	4
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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