

\$729,900 - 453 Cranford Drive Se, Calgary

MLS® #A2207818

\$729,900

6 Bedroom, 4.00 Bathroom, 1,805 sqft

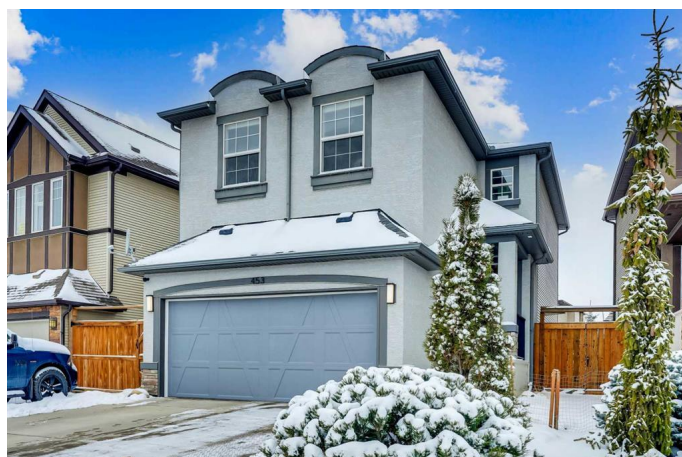
Residential on 0.09 Acres

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 patio—ideal for hours of family fun, whether you'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 | 34 |
| Zoning | R-1N |
| HOA Fees | 185 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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