

\$709,900 - 228 Cranfield Park Se, Calgary

MLS® #A2220969

\$709,900

3 Bedroom, 3.00 Bathroom, 1,723 sqft
Residential on 0.10 Acres

Cranston, Calgary, Alberta

Backing onto a winding greenbelt & walking path is where youâ€™ll find this mint condition family home here in the popular Southeast Calgary community of Cranston. Only minutes to neighbourhood schools & shopping, this warm & inviting two storey enjoys granite countertops & central air, 3 bedrooms + bonus room, 2 fireplaces & beautifully landscaped backyard with composite deck & gardens. Ready & waiting to welcome a brand new family, this fantastic home has a wonderful floorplan featuring the spacious living room with corner fireplace & plantation shutters, which is open to the sunny eat-in kitchen with granite counters & walk-in pantry, large center island & upgraded white appliances including a Fisher & Paykel double drawer dishwasher. Upstairs there are 3 lovely bedrooms & 2 full bathrooms highlighted by the relaxing primary bedroom with walk-in closet & ensuite with corner soaker tub, granite-topped vanity & separate shower. Shared by the other 2 bedrooms, the family bathroom also has granite counters & a shower/tub combo. Tucked away from the bedrooms is the terrific South-facing bonus room with 10ft ceilings & toasty gas fireplace. The unspoiled lower level â€™ with roughed-in bathroom plumbing, offers super potential for future living space. In the main floor mudroom area is the guest powder bath & separate laundry room with built-in ironing board & Kenmore washer & dryer, as well as access into the finished 2 car garage with electric heater. Additional features of this



fine family home include continuous hot water & drip humidifier, upgraded R50 attic insulation/dams, water softener, hot water recirculation pump, individual isolation water valves, NEST thermostat, low-flow/dual-flush toilets, underground sprinklers & maintenance-free deck with gas BBQ line. Prime location just minutes to neighbourhood schools, shopping & Century Hall...with its gym & meeting rooms, splash park, sports courts & parks. And with its quick access to both Deerfoot & Stoney Trails, youâ€™re close to the South Health Campus & major retail centers, Fish Creek Park, regional amenities & downtown.

Built in 2001

Essential Information

MLS® #	A2220969
Price	\$709,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,723
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	228 Cranfield Park Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1B4

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Garage Faces Front
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Bathroom Rough-in, Low Flow Plumbing Fixtures
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Other, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Garden, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaped, No Neighbours Behind, Rectangular Lot, Views, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	12
Zoning	R-G
HOA Fees	181
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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