

# \$775,000 - 30 Cranfield Crescent Se, Calgary

MLS® #A2233232

**\$775,000**

3 Bedroom, 3.00 Bathroom, 1,284 sqft  
Residential on 0.13 Acres

Cranston, Calgary, Alberta

A Jewel Box Bungalow in the Heart of Cranston

First time to market – an opportunity that truly must be experienced in person.

Tucked among charming two-storey homes in the family-friendly community of Cranston, this custom-built bungalow is a rare gem designed for those looking to settle in comfortably, while staying close to the ones they love. Whether you're grandparents with family nearby or maturing parents approaching a new season of life, this home offers the perfect blend of elegance, functionality, and community connection.

Set on a generous pie-shaped lot backing onto a paved pathway, this home makes the most of its footprint with thoughtful cantilevered design that maximizes space and light. The meticulously maintained yard and low-maintenance gardens are a delight year-round and can be enjoyed from the comfort of your covered deck – a serene retreat framed by lush trees and greenery.

Step inside and you'll immediately feel the quality and care in every detail. The vaulted Premier Suite offers a touch of luxury with a spacious ensuite featuring a soaker tub, stall shower, and dual vanities. There's also a versatile main floor den – perfect for a home office or easily converted into an additional bedroom if needed.



The heart of the home is the open-concept family room and kitchen, where natural light pours in through large windows, creating a bright, inviting space for entertaining or simply enjoying day-to-day living.

For those with older children still at home, the fully developed basement is a dream. Specifically designed as an ideal space for teenagers, young adults, or visiting guests, it offers two large bedrooms, a full bath (with a separate sink area for added convenience), and a spacious recreation room – providing privacy and independence without feeling disconnected.

This is a forever home where you can comfortably age in place while still being surrounded by a vibrant, active community. Moments from schools, shopping, amenities, and the pathways of Fish Creek Park, this is truly a once-in-a-lifetime opportunity. List of Key Attributes & Features are available.

Built in 2001

**Essential Information**

MLS® #	A2233232
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,284
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	30 Cranfield Crescent Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1A6

### **Amenities**

Amenities	Clubhouse
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Misting System
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	16
Zoning	R-G

HOA Fees	191
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.