

255 Cranford Close SE  
Calgary, Alberta

MLS # A2245561



## \$624,900

|                  |                                                              |               |                   |
|------------------|--------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cranston                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                            |               |                   |
| <b>Style:</b>    | Bungalow                                                     |               |                   |
| <b>Size:</b>     | 996 sq.ft.                                                   | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 4                                                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                       |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape |               |                   |

|                    |                                    |                   |      |
|--------------------|------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile                       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame    | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Tankless Hot Water |                   |      |

**Inclusions:** Anchored umbrella on rear deck

Welcome to 255 Cranford Close, a meticulously maintained bungalow nestled on a quiet street in the heart of Cranston. Offering 1,906 sq ft of total developed living space, the home includes a total of 4 bedrooms, 2.5 baths, and an oversized insulated & heated double-detached garage. The open-concept floorplan boasts a spacious kitchen with an abundance of cabinets/storage space and a beautiful skylight, designated dining area and a large living room (both rooms complete with a vaulted ceiling) which adds to the abundance of natural lighting from the west facing rear yard. The primary bedroom offers a private 4-piece ensuite, 2nd/guest bedroom and 2-piece bathroom finish the main floor layout. The fully developed basement offers 2 additional spacious bedrooms, 4-piece bathroom, massive family room with a cozy gas fireplace and large laundry room with plenty of storage space. An upgraded feature throughout includes multiple wall-mounted Vacu-Flo hoses for quick and convenient cleaning. The property has been incredibly well-cared for inside and out by its original owner and features a low-maintenance landscaping package for your ease and convenience. Enjoy evenings on your quiet backyard deck, complete with an anchored umbrella. The finishing touch includes central air conditioning for your comfort on those hot summer days. Located within walking distance to multiple parks, schools, playgrounds, and the Cranston community centre makes this ideal for a new or growing family. An absolute must see!