

# \$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	36
Zoning	R-1N
HOA Fees	185
HOA Fees Freq.	ANN

## Listing Details

Listing Office	KIC Realty
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