

\$575,000 - 354 Cranford Drive Se, Calgary

MLS® #A2270155

\$575,000

3 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Welcome to this immaculate, air-conditioned 3-bedroom, 3-bath home ideally located across from a school and playground! Step inside to discover a bright, contemporary open-concept layout with large windows that fill the space with natural light. Beautiful hardwood floors flow seamlessly through the spacious living room, featuring a cozy three-sided fireplace, and into the kitchen and dining area.

The modern kitchen offers stylish cabinetry, stainless steel appliances, ample storage, and a large center island – perfect for meal prep or entertaining guests. A convenient rear entrance and a half bath complete the main level.

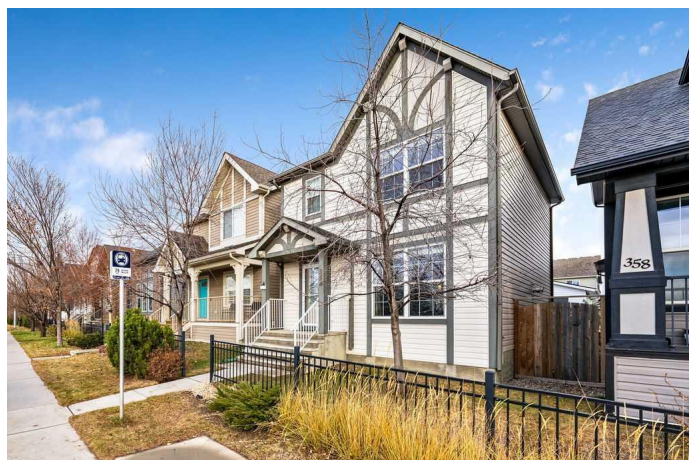
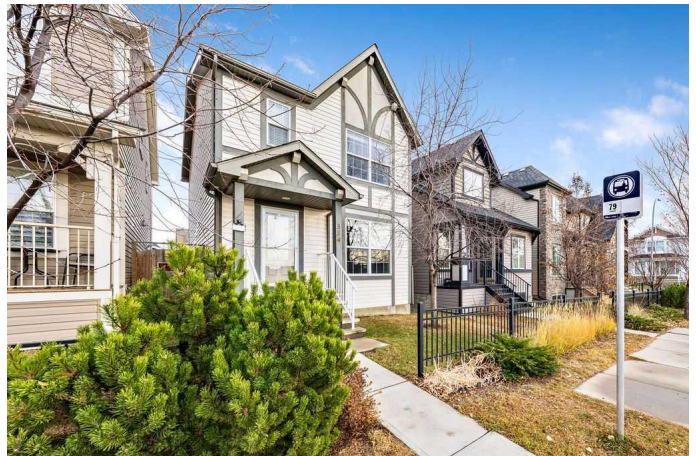
Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a walk-in closet and a private 4-piece ensuite. A second 4-piece bath serves the additional bedrooms.

The basement has been professionally framed and wired to the drywall stage by a journeyman electrician (with permits). It features thoughtfully placed recessed lighting, outlets, and switches, plus egress windows and a 3-piece rough-in – offering an excellent opportunity to add value and create the lower level of your dreams.

Outside, enjoy the 22' x 20' detached garage with access from a clean, paved laneway.

Location highlights:

• Steps away from a school, playground,



and bus stop

• Short stroll to two nearby schools and scenic ridge pathways for evening walks

- A Fantastic Hall/ Rec Center

including a splash park and outdoor rink

• Just minutes to South Health Campus, Sobeys, and a variety of shopping and dining options

Pride of ownership is evident throughout • this home is move-in ready and waiting for you! Don't miss your chance to make it yours. Book your showing today!

Built in 2012

Essential Information

MLS® #	A2270155
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,286
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	354 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N1

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, High Efficiency, Make-up Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Great Room, Tile, Three-Sided
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	160
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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