

# \$714,900 - 228 Cranfield Park Se, Calgary

MLS® #A2220969

**\$714,900**

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	\$714,900
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, Garage Faces Front, Heated Garage
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
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	3
Zoning	R-G
HOA Fees	181
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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