

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

MLS® #A2270155

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Welcome to this immaculate, air-conditioned 3-bedroom (4th if you count the partially finished basement), 3-bath home 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.

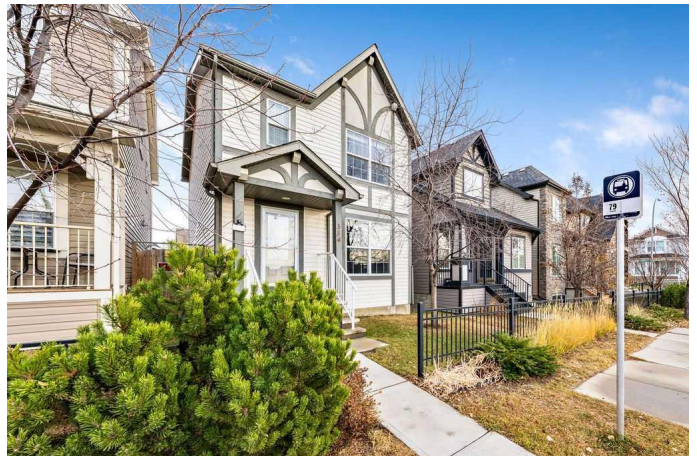
The modern kitchen offers stylish cabinetry, stainless steel appliances, ample storage, and a large center island – perfect for meal prep or entertaining guests. A convenient rear entrance and a half bath complete the main level.

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:



â€¢ Steps away from a school, playground, and bus stop

â€¢ 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

â€¢ Just minutes to South Health Campus, Sobeys, and a variety of shopping and dining options

Pride of ownership is evident throughout â€” this home is move-in ready and waiting for you! Donâ€™t miss your chance to make it yours. Book your showing today!

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2270155    |
| Price          | \$575,000   |
| Bedrooms       | 4           |
| 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, Fireplace(s), Natural Gas, Make-up Air                                                         |
| Cooling           | Central Air                                                                                                              |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                        |
| Fireplaces        | Gas, Mantle, Tile, Great Room, 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 | 4                   |
| Zoning         | R-G                 |
| HOA Fees       | 160                 |
| HOA Fees Freq. | ANN                 |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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