

# \$730,000 - 68 Cranfield Gardens Se, Calgary

MLS® #A2197654

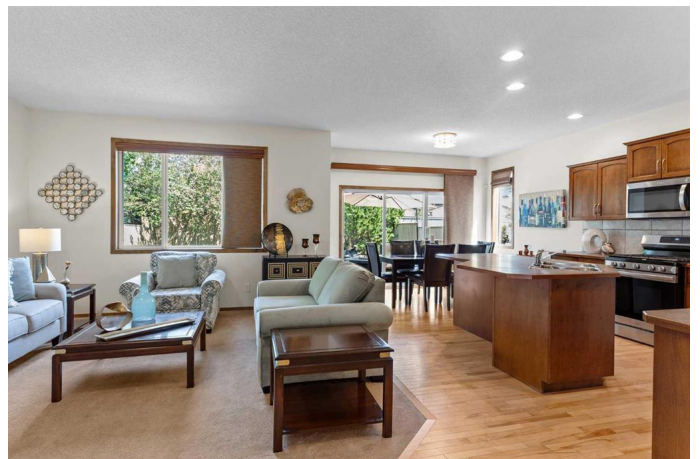
**\$730,000**

4 Bedroom, 4.00 Bathroom, 1,916 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

Have YOU been looking for a home w/ the perfect floor plan for your family to grow into? With everything on most people's wishlist, with zero maintenance items to replace & TONS of upgrades that you'll love having? I'VE GOT THE ONE FOR YOU! Located on a quiet street steps away from a playground, you'll find 68 Cranfield Grdns. This home has easy-to-maintain front landscaping & as you enter you'll find 18ft ceilings looking into your open floor plan w/ oversized windows at a distance. Beautiful wooden spindles, wall ledges & an arched entryway welcome you. Your living room, kitchen/dining are OPEN CONCEPT making entertaining a breeze! You have hardwood floors + carpet in your living room + your living room is BIG, giving you space for various couch layouts - you have a corner gas fireplace & your kitchen has well-maintained wooden cabinets, a new waterline fridge, stainless steel appliances, incl. a GAS STOVE, garburator & pantry. Your island anchors the room & has space for food prep & an overhang for bar seating. You have pot lights & modern lighting throughout. Built by Cardel Homes, this home used to have dark toupe walls, but both floors have just been painted for a more inviting look. Your dining room seats 6 & you have sliding doors onto your AMAZING backyard. This low-maintenance backyard is an OASIS, w/ a large deck, a lower stone patio, an added BBQ gas line, Rainbird drip irrigation system & a



calming 3-tiered stone waterfall. The backyard is quiet & so enjoyable, youâ€™ll love having conversations here & hearing the water sounds + your waterfall has a foolproof water recycling system that has no maintenance or winterization required. Inside, your main floor has 9ft ceilings, panel blinds throughout & around the corner, is your guest bath + your laundry/mudroom leading you to your double attached garage (HEATED, insulated, drywalled + painted & has extra tall ceiling height). Upstairs, youâ€™ll find a very desirable floorplan. To the right, you have a BONUS ROOM w/ SW-facing windows (wired for surround sound & perfect for movie nights). On the other side, youâ€™ll find 3 bedrooms, blinds in every room, the kids bathroom & a linen closet. Your Primary Bedroom is big enough to fit a King w/ nightstands + a dresser & youâ€™ll catch views of your backyard from your room. The ensuite has an oversized vanity, a soaker tub + a shower w/ a bench. A large walk-in closet completes this room. In the basement, youâ€™ll find a guest bathroom, a large bedroom w/ a walk-in closet & a rec area that could be used for whatever your family needs. UPGRADES: Roof 2020, NEW Eavestroughs + upgraded exhaust fans, On-demand tankless water system 2021, Lennox High-Efficiency Furnace & A/C Unit (2024), Water Softener (2021), HEATED garage, drip irrigation, Freshly Painted & TOTO toilets throughout + upgraded SS appliances - WATCH THE VIDEO!

Built in 2004

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2197654  |
| Price     | \$730,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,916       |
| Acres          | 0.08        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 68 Cranfield Gardens Se |
| Subdivision | Cranston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 1H8                 |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Park, Party Room, Playground, Racquet Courts, Recreation Facilities, Game Court Interior |
| Parking Spaces | 4                                                                                                                   |
| Parking        | Double Garage Attached, Heated Garage, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front       |
| # of Garages   | 2                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Central Vacuum, Laminate Counters, Low Flow Plumbing Fixtures, Recessed Lighting, Wired for Sound |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Garburator, Tankless Water Heater, Water Softener                                                                                                              |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas, ENERGY STAR Qualified Equipment                                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                   |

|              |                                     |
|--------------|-------------------------------------|
| Fireplaces   | Gas, Family Room, Gas Starter, Tile |
| Has Basement | Yes                                 |
| Basement     | Finished, Full                      |

## Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Other, Private Yard                                                                                                          |
| Lot Description   | Back Lane, Back Yard, Close to Clubhouse, Landscaped, Private, Rectangular Lot, Fruit Trees/Shrub(s), Low Maintenance Landscape, Waterfall |
| Roof              | Asphalt Shingle                                                                                                                            |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding                                                                                                      |
| Foundation        | Poured Concrete                                                                                                                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 85                  |
| Zoning         | R-1N                |
| HOA Fees       | 183                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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