

# \$710,000 - 79 Cranfield Circle Se, Calgary

MLS® #A2204870

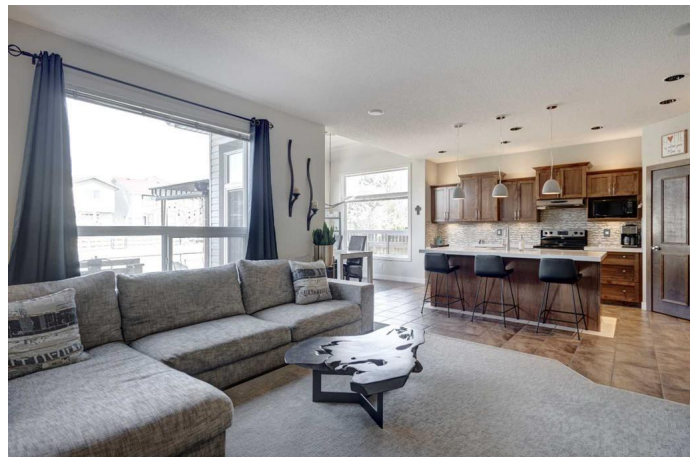
**\$710,000**

3 Bedroom, 3.00 Bathroom, 2,171 sqft  
Residential on 0.09 Acres

Cranston, Calgary, Alberta

Exquisite Cranston Home Backing Onto  
Greenspace

Nestled in the highly sought-after community of Cranston, this stunning and upgraded home offers a perfect blend of modern luxury, functional design, and breathtaking natural surroundings. Backing onto serene greenspace, this home provides direct access to walking and biking paths leading to Fish Creek Park, top-rated schools, and community amenities, making it an exceptional find. Step inside to discover a thoughtfully designed interior, featuring a modern kitchen equipped with newer stainless steel appliances, a stylish tile backsplash, quartz countertops, and rich maple cabinetry. A large walk-in pantry provides ample storage, while the beautiful dining area, highlighted by an impressive 11-foot vaulted ceiling, creates an airy and inviting space for entertaining. Upgrades, including paint, new carpet, upgraded countertops, elegant linoleum, and a striking new backsplash, elevate the home's contemporary appeal. Stylish modern light fixtures add a touch of sophistication throughout, complementing the built-in sound system, which enhances the ambiance in every space. The main floor also features a versatile den or flex space, ideal for a home office or additional living area. Large windows flood the home with natural light, accentuating the open-concept design. Added comforts include air conditioning, a cozy gas fireplace, and custom built-in bookcases. Attached is an



insulated and drywalled 2 car garage. Outside, enjoy breathtaking views from your backyard retreat, a spacious wooden deck extends into the backyard, featuring a beautifully crafted pergola overhead with direct access to scenic pathways that seamlessly connect you to nature and the vibrant Cranston community. Conveniently located near major roadways with easy access to the Rocky Mountains, this home truly offers the best of both worldsâ€”tranquility and accessibility. Don't miss the opportunity to own this incredible Cranston homeâ€”schedule your showing today!

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204870    |
| Price          | \$710,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,171       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 79 Cranfield Circle Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 1H1                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Bathroom Rough-in |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Fire Pit, Lighting  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 6                |
| Zoning         | R-G              |
| HOA Fees       | 181              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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