

# **\$624,900 - 255 Cranford Close Se, Calgary**

MLS® #A2245561

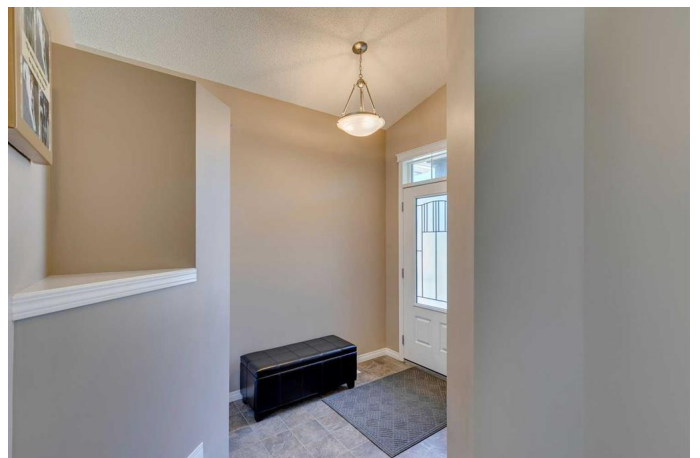
**\$624,900**

4 Bedroom, 3.00 Bathroom, 1,005 sqft

Residential on 0.06 Acres

Cranston, Calgary, Alberta

Welcome to 255 Cranford Close, a meticulously maintained bungalow nestled on a quiet street in the heart of Cranston. Offering 1,915 sq ft of total developed living space, the home includes a total of 4 bedrooms, 2.5 baths, and an oversized insulated & heated double-detached garage. The open-concept floorplan boasts a spacious kitchen with an abundance of cabinets/storage space and a beautiful skylight, designated dining area and a large living room (both rooms complete with a vaulted ceiling) which adds to the abundance of natural lighting from the west facing rear yard. The primary bedroom offers a private 4-piece ensuite, 2nd/guest bedroom and 2-piece bathroom finish the main floor layout. The fully developed basement offers 2 additional spacious bedrooms, 4-piece bathroom, massive family room with a cozy gas fireplace and large laundry room with plenty of storage space. An upgraded feature throughout includes multiple wall-mounted Vacu-Flo hoses for quick and convenient cleaning. The property has been incredibly well-cared for inside and out by its original owner and features a low-maintenance landscaping package for your ease and convenience. Enjoy evenings on your quiet backyard deck, complete with an anchored umbrella. The finishing touch includes central air conditioning for your comfort on those hot summer days. Located within walking distance to multiple parks, schools, playgrounds, and the Cranston community centre makes this



ideal for a new or growing family. An absolute must see!

Built in 2012

### Essential Information

MLS® #	A2245561
Price	\$624,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,005
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	255 Cranford Close Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1N1

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 5th, 2025
Days on Market	8
Zoning	R-1N
HOA Fees	180
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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