

# \$795,000 - 174 Cranfield Green Se, Calgary

MLS® #A2198540

**\$795,000**

4 Bedroom, 4.00 Bathroom, 1,917 sqft  
Residential on 0.10 Acres

Cranston, Calgary, Alberta

**\*\*Open House - Sunday April 6th from 2 - 4pm\*\*** This beautifully updated home offers a fully finished walkout basement and a southwest-facing backyard that backs onto an expansive greenspace, pathways and a parkâ€™perfect for enjoying gorgeous mountain views year-round. Inside, the open and spacious main floor features updated flooring and a versatile front den ideal as a home office or formal dining area where you can take in the stunning scenery. The bright living room is warmed by a cozy gas fireplace and flows seamlessly into the modernized kitchen complete with white cabinets, granite countertops, newer appliances, an island and a breakfast nook. Step outside to the large updated upper deck offering both privacy and spectacular views, wired for speakers, plus a gas line for your BBQ. The main floor also includes a 2-piece bathroom, laundry area and access to the oversized double garage with a mezzanine for extra storage. Upstairs, a huge bonus room with vaulted ceilings provides the perfect retreat. The primary bedroom boasts a walk-in closet and a 4-piece ensuite with a jetted soaker tub overlooking the greenspace and mountains. Two additional generous-sized bedrooms and a full bathroom complete the upper level with brand-new carpet throughout. The fully finished walkout basement offers high ceilings, a dry bar, a second gas fireplace and a spacious recreation area with access to the covered patio, fire-pit and direct gate access to the park. A fourth bedroom, a 3-piece



bathroom and ample storage complete this incredible lower level. Additional highlights include a new roof (2023) with Class 4 shingles, a newer hot water tank, a 7-zone sprinkler system front and back and air conditioning. The pathways behind the home lead directly to Christ the King Catholic School and Cranston School with easy access to Stoney Trail for effortless commuting. This is a rare opportunity to own a turn-key walkout home in a prime location where you can watch your kids play at the park right from your kitchen or living room while still enjoying privacy from mature trees. Don't miss out—schedule your viewing today!

Built in 2002

### Essential Information

MLS® #	A2198540
Price	\$795,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,917
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	174 Cranfield Green Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1C6

## Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Dry Bar, Vinyl Windows, Soaking Tub, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Fire Pit, Garden, Misting System
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot, Greenbelt, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	30
Zoning	R-G
HOA Fees	190
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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