

# \$615,000 - 130 Cranford Bay Se, Calgary

MLS® #A2238915

**\$615,000**

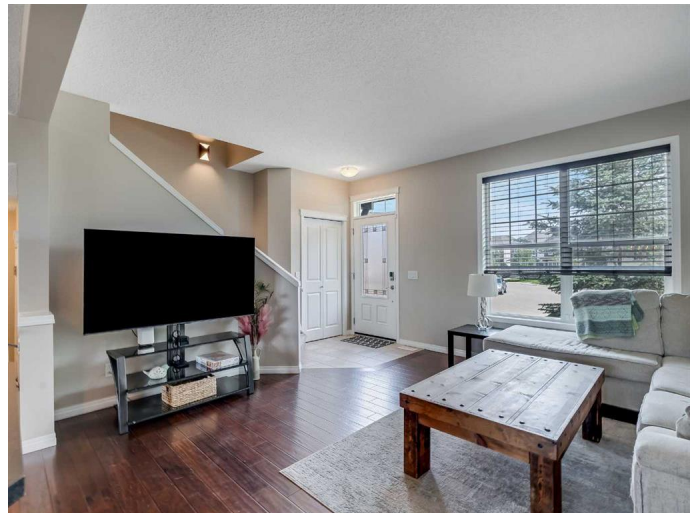
3 Bedroom, 3.00 Bathroom, 1,570 sqft

Residential on 0.13 Acres

Cranston, Calgary, Alberta

OPEN HOUSE SUNDAY JULY 13TH FROM 12-2PM. Welcome to 130 Cranford Bay SE – A Modern Haven in the Heart of Cranston. Tucked away on a quiet cul-de-sac in one of Calgary's most sought-after communities, this stylish and inviting home blends comfort, charm, and convenience. Boasting 3 bedrooms and 2.5 bathrooms, it offers an open-concept layout filled with natural light, perfect for both relaxing and entertaining. The gourmet kitchen features sleek cabinetry, stainless steel appliances, and a large island ideal for family gatherings. Upstairs, the spacious master retreat offers a tranquil escape, complete with a spa-inspired ensuite and generous closet space. Step outside into the massive South/West facing backyard (5468 sqft) – perfect for summer barbecues, gardening, or soaking up Alberta's sunshine. With nearby schools, parks, shops, and scenic walking paths, you're just minutes from everything you need. Additional highlights include upstairs laundry, and plenty of storage throughout. Whether you're a growing family or simply looking to settle into an established neighborhood, this property checks all the boxes. There is plenty of room to build your dream garage on this property. There are 2 large windows and roughed in plumbing downstairs waiting for your final touch. Call your favourite realtor for a private showing!!!

Built in 2015



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238915    |
| Price          | \$615,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,570       |
| Acres          | 0.13        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 130 Cranford Bay Se |
| Subdivision | Cranston            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 2C6             |

## Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Recreation Facilities   |
| Parking   | Off Street, Parking Pad |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Vinyl Windows                                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished                                                                              |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Private Yard                                                       |
| Lot Description   | Back Lane, Corner Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot, See |

|              |                          |
|--------------|--------------------------|
|              | Remarks                  |
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Zoning         | R-G             |
| HOA Fees       | 190             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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