



# 170 Cranford Common Calgary Alberta

\$629,900

Welcome to this beautifully designed, move-in-ready, double-primary home in the heart of Cranston, set on an exceptionally OVERSIZED pie lot that truly sets this property apart. Offering unparalleled space and privacy, this expansive lot provides endless possibilities for outdoor enjoyment, relaxation, and entertainment. From ample lawn space for gatherings to room for kids and pets to play freely, this lot is a rare gem in the neighborhood. Step inside to discover an open-concept main floor where style and functionality come together effortlessly. The bright living room flows into a kitchen featuring rich hardwood floors, granite countertops, and stainless steel appliances, extending into a spacious dining area bathed in natural light from large windows. A convenient 2-piece bathroom on the main floor adds to everyday ease, and back doors open to a fully fenced backyard with a patio—perfect for barbecues or outdoor relaxation. The yard also includes a 10x10 wooden shed for extra storage. Garage enthusiasts, rejoice! This home boasts an OVERSIZED detached double garage that is INSULATED, DRYWALLED, and HEATED, complete with an ADDITIONAL OVERHEAD DOOR! The extra bay door, opening into the yard, provides flexible options—whether for easier yard access, additional outdoor entertaining space, or a versatile workshop area. The garage also includes smart features for the door opener, allowing for control and monitoring from your phone. This incredible pie lot even offers additional parking beside the garage for ultimate convenience. Upstairs, you will find two generously sized primary bedrooms, each complete with its own 4-piece ensuite and walk-in closet, providing privacy and comfort for family or guests. The upper-floor laundry room, equipped with a new washing machine purchased in 2024, makes chores a breeze. The unfinished basement offers a blank canvas with a ro...

Kitchen 13.00 Ft x 9.50 Ft  
Dining room 13.00 Ft x 8.00 Ft  
Living room 15.00 Ft x 14.50 Ft  
2pc Bathroom 5.50 Ft x 4.50 Ft  
Laundry room 7.50 Ft x 5.50 Ft

Primary Bedroom 13.50 Ft x 13.00 Ft  
Bedroom 14.50 Ft x 10.50 Ft  
4pc Bathroom 7.50 Ft x 5.00 Ft  
4pc Bathroom 7.50 Ft x 5.00 Ft

Listing Presented By:



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**Mirror**

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