



# 164 Cranford Crescent Calgary Alberta

\$609,000

A rare opportunity to own a lovely well-kept detached home that shows pride of ownership. Close to walking paths and environmental greenspace in Cranston. Beautiful hardwood flooring throughout the open-concept design seamlessly connects the living space providing an inviting environment for relaxation and entertainment. The heart of this home lies in its magnificent kitchen which is adorned with a sizeable center island and offers stainless steel appliances, granite countertops, and a spacious corner pantry. Whether you're hosting a dinner party or preparing a casual meal for loved ones, this culinary haven will inspire your inner chef. Adjacent to the kitchen is a large dining area that overlooks the private cabana and tranquil backyard. A storage shed, plenty of garden areas and picturesque landscaping complete the outdoor space that is ideal for relaxing after a long day at the office or hosting summer barbecues! The fireplace is a centerpiece in the family room and is a lovely gathering place for everyday family time or where your guests will lounge while entertaining. Three generously sized bedrooms are upstairs including the owner's retreat where you can rejuvenate in the spa-like ensuite bathroom that includes a bathtub and shower. Also LOTS of closet space. The 2 other bedrooms will be a perfect refuge for children, guests, or a workspace if desired with another upper-level 4-piece bathroom. The cozy bonus loft area can be transformed into a TV room, a playroom, or a tranquil reading nook. The basement provides a fourth bedroom, 2 piece bathroom, laundry room, storage, and yes... another family space. EXCELLENT location with both public and separate schools in walking distance from the house. High School is just minutes away in Seton along with shopping. The largest YMCA in the world is also close by with ice rinks, swimming pools, a water park, a libr...

Bedroom 9.67 Ft x 10.83 Ft  
 4pc Bathroom 6.00 Ft x 7.58 Ft  
 Bedroom 8.92 Ft x 10.50 Ft  
 Primary Bedroom 12.08 Ft x 12.50 Ft  
 Bonus Room 11.50 Ft x 11.25 Ft  
 4pc Bathroom 7.75 Ft x 4.92 Ft

Bedroom 18.08 Ft x 9.75 Ft  
 Other 6.33 Ft x 13.42 Ft  
 Living room 18.92 Ft x 12.67 Ft  
 Other 8.83 Ft x 7.83 Ft  
 Other 9.33 Ft x 7.58 Ft  
 Kitchen 13.42 Ft x 13.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX REAL ESTATE  
 (CENTRAL)**

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Other 6.08 Ft x 4.00 Ft

Recreational, Games room 15.92 Ft x 17.75 Ft

2pc Bathroom 5.08 Ft x 11.83 Ft

Furnace 7.67 Ft x 13.00 Ft

Other 5.08 Ft x 6.67 Ft

Other 3.92 Ft x 3.25 Ft

2pc Bathroom 5.08 Ft x 5.25 Ft