



## 453 Cranford Drive Calgary Alberta

\$749,900

A rare opportunity to own a functional family home with 6 bedrooms in the sought-after community of Cranston. This spacious home awaits your personal touch to make it your own. Perfect for families, this home features lots of upgrades, including easy-care flooring, a water softener, air conditioning, a low-maintenance garden, and more. The inviting open floor plan includes a cozy living area that seamlessly connects to a patio—ideal for hours of family fun, whether you're playing chess or enjoying the outdoors. Energy-efficient features include LED lighting throughout the home, while the fully developed basement offers additional space with a 6th bedroom and ample room for entertainment. Located just minutes from schools and all essential amenities, with easy access to Deer Foot and Stoney Trail, this home also offers a range of modern updates, including a 2-year-old AC unit (3.5 ton), updated kitchen with granite countertops, new flooring, updated bathrooms, and a 60-gallon hot water tank (2 years old). All stainless steel appliances, the dishwasher is only 2 years old, ensuring convenience and peace of mind. Smart home features include:- Wi-Fi-controlled main floor lights and outdoor lighting with dimmer functionality, compatible with Alexa and Google Home- Electric and Bluetooth-controlled main floor blinds (2 years old)- Keypad entry for the main door lock- Blink video doorbell with motion detection, video, and two-way audio, integrated with Alexa and Google Home- Vivint Alarm system installed for added security. Additional bonuses include a water softener, side parking for an RV or 2 small vehicles, an extra parking spot in the driveway, and blackout and sheer blinds on all upstairs windows. This home is move-in ready, offering the perfect blend of comfort, convenience, and modern upgrades. Don't miss the chance to make 453 Cranford Drive your next family home. (...)

3pc Bathroom 5.33 Ft x 7.25 Ft

Office 8.83 Ft x 14.17 Ft

Bedroom 14.00 Ft x 8.50 Ft

Recreational, Games room 12.75 Ft x 13.00 Ft

Kitchen 12.92 Ft x 14.25 Ft

Dining room 9.92 Ft x 10.00 Ft

Bedroom 8.17 Ft x 7.67 Ft

Bedroom 10.75 Ft x 10.00 Ft

Bedroom 10.83 Ft x 10.00 Ft

Bedroom 14.67 Ft x 12.67 Ft

4pc Bathroom 6.00 Ft x 9.00 Ft

4pc Bathroom 11.83 Ft x 10.00 Ft

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

Listing Presented By:



Originally Listed by:  
KIC Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

2pc Bathroom 4.00 Ft x 5.00 Ft

Laundry room 6.83 Ft x 4.00 Ft

Bedroom 11.83 Ft x 10.00 Ft