



61 Cranford Place Calgary Alberta

\$580,000

HOME SWEET HOME! Welcome to this outstanding, UPGRADED 2 storey family home situated on a spacious (30' x 115') lot in the extremely sought-after SE community of Cranston on a quiet, family-friendly cul-de-sac. This contemporary, immaculately maintained home offers 3 bedrooms, 2.5 bathrooms, 1,485 stylish SQFT of above grade living space, a MASSIVE 22 x 32' GARAGE with a workshop and a freshly, beautifully manicured yard with a dog run. Custom-built by Morrison Homes, this home features pride of ownership throughout this original owner home. The main floor offers the perfect blend of modern living with luxurious laminate flooring, 9 foot ceilings, hunter douglas blind package and a seamless open concept floor plan with a 2 piece vanity bathroom, spacious foyer, formal dining area with a custom built-in dining hutch, sun-drenched living room with oversized windows and the gourmet chef's kitchen complete with newer appliances (Microwave. Electric stove replaced in 2024), gleaming granite countertops and a granite island with a breakfast bar, convenient pantry and oversized 42" cabinetry. Heading upstairs you will find 2 generous sized bedrooms, each with STUNNING MOUNTAIN VIEWS, a wonderful 4 piece bathroom and an upstairs laundry room with a 2024 washer/dryer. Completing this floor is the extraordinary primary retreat with a spa-like 4 piece ensuite bathroom with a deep soaker tub, a private 48" shower with a seat and a walk-in closet for your convenience. Downstairs, you will find your unfinished basement with a ton of potential to add value with future development as there are 2 egress windows and a bathroom rough-in with shower/tub insert ready to be installed and EVEN SIDE PRIVATE ENTRY POTENTIAL!! CHECK OUT THE BASEMENT DEVELOPMENT PLANS IN SUPPLIMENTS. NEED A FINISHED BASEMENT? Outside, is one of your major highlights, the massive natural gas heated and ins...

Recreational, Games room 33.92 Ft x 18.00 Ft

Storage 33.92 Ft x 18.00 Ft

Foyer 6.00 Ft x 5.08 Ft

Living room 17.17 Ft x 13.00 Ft

Dining room 12.67 Ft x 10.33 Ft

2pc Bathroom 5.50 Ft x 4.75 Ft

Primary Bedroom 13.00 Ft x 11.58 Ft

4pc Bathroom 11.67 Ft x 10.00 Ft

Other 7.50 Ft x 5.67 Ft

Bedroom 12.08 Ft x 9.33 Ft

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Listing Presented By:



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<http://www.homesweethometeam.ca/>

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Kitchen	16.00 Ft x 14.83 Ft	Bedroom	12.08 Ft x 9.33 Ft
Pantry	Measurements not available	4pc Bathroom	7.33 Ft x 5.00 Ft
Other	14.67 Ft x 12.25 Ft	Laundry room	4.42 Ft x 3.58 Ft