

\$699,900 - 228 Cranfield Park Se, Calgary

MLS® #A2220969

\$699,900

3 Bedroom, 3.00 Bathroom, 1,723 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

Backing onto a winding greenbelt & walking path is where youâ€™ll find this mint condition family home here in the popular Southeast Calgary community of Cranston. Only minutes to neighbourhood schools & shopping, this warm & inviting two storey enjoys granite countertops & central air, 3 bedrooms + bonus room, 2 fireplaces & beautifully landscaped backyard with composite deck & gardens. Ready & waiting to welcome a brand new family, this fantastic home has a wonderful floorplan featuring the spacious living room with corner fireplace & plantation shutters, which is open to the sunny eat-in kitchen with granite counters & walk-in pantry, large center island & upgraded white appliances including a Fisher & Paykel double drawer dishwasher. Upstairs there are 3 lovely bedrooms & 2 full bathrooms highlighted by the relaxing primary bedroom with walk-in closet & ensuite with corner soaker tub, granite-topped vanity & separate shower. Shared by the other 2 bedrooms, the family bathroom also has granite counters & a shower/tub combo. Tucked away from the bedrooms is the terrific South-facing bonus room with 10ft ceilings & toasty gas fireplace. The unspoiled lower level â€™ with roughed-in bathroom plumbing, offers super potential for future living space. In the main floor mudroom area is the guest powder bath & separate laundry room with built-in ironing board & Kenmore washer & dryer, as well as access into the finished 2 car garage with electric heater. Additional features of this



fine family home include continuous hot water & drip humidifier, upgraded R50 attic insulation/dams, water softener, hot water recirculation pump, wired for sounds around, individual isolation water valves, NEST thermostat, low-flow/dual-flush toilets, underground sprinklers & maintenance-free deck with gas BBQ line. Prime location just minutes to neighbourhood schools, shopping & Century Hall...with its gym & meeting rooms, splash park, sports courts & parks. And with its quick access to both Deerfoot & Stoney Trails, youâ€™re close to the South Health Campus & major retail centers, Fish Creek Park, regional amenities & downtown.

Built in 2001

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2220969 |
| Price | \$699,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,723 |
| Acres | 0.10 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 228 Cranfield Park Se |
| Subdivision | Cranston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 1B4 |

Amenities

| | |
|----------------|---|
| Amenities | Park |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated Garage, Garage Faces Front |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Bathroom Rough-in, Low Flow Plumbing Fixtures, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Window Coverings, Humidifier, Microwave, Range Hood, Water Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Living Room, Other, Tile |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Garden, Storage |
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaped, No Neighbours Behind, Rectangular Lot, Underground Sprinklers, Views |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame, Stone |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 27 |
| Zoning | R-G |
| HOA Fees | 181 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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