

# \$699,900 - 76 Cranfield Place Se, Calgary

MLS® #A2256843

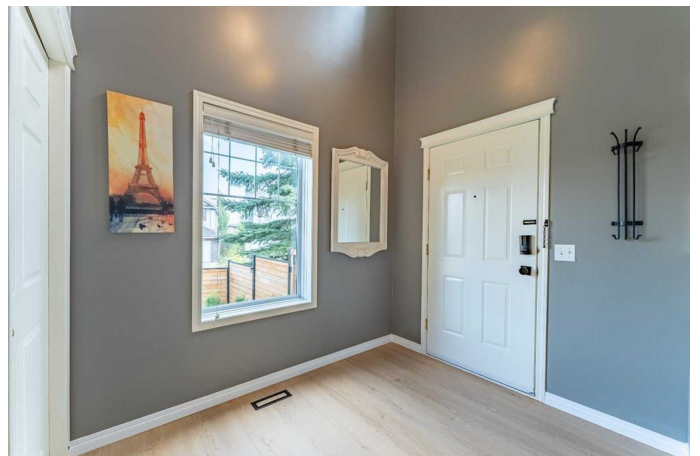
**\$699,900**

3 Bedroom, 4.00 Bathroom, 1,793 sqft

Residential on 0.14 Acres

Cranston, Calgary, Alberta

Welcome home to this beautifully upgraded 3-bedroom, 3.5-bathroom family home in the sought-after community of Cranston. Located on a large corner lot in a quiet cul-de-sac, this property has incredible curb appeal and rare extra street parking. Step inside to a bright and open floorplan featuring brand new luxury vinyl plank flooring throughout the main level. The newly renovated kitchen shines with updated cabinet doors, quartz countertops, modern hardware, stainless steel appliances, a new sink, and a stunning herringbone backsplash. It's truly the heart of the home. The spacious dining area and extra island seating is perfect for entertaining family and friends. The living room is warm and inviting, centered around a cozy gas fireplace with a stylish new tile surround and mantle. A convenient powder room and oversized mudroom complete the main floor. Upstairs, you'll find three generously sized bedrooms, including a private primary suite with a full ensuite. The upstairs bathrooms have been updated with new Lifeproof tile flooring. The bonus room has an abundance of natural light and offers a flexible space that can easily adapt to your lifestyle. Downstairs the fully finished basement adds even more living space with a large rec room, full bathroom, laundry area and plenty of storage. Central A/C adds year round comfort. Outside you will find a huge impressive yard featuring a two-tiered deck, low maintenance landscaping, garden beds, outdoor lighting, an



underground sprinkler system, and a brand new cedar fence. Ideally located near schools, shopping, restaurants, and Century Hall—where residents enjoy exclusive community programs and access to year-round amenities like a splash park, skating rink, and tennis courts.. Outdoor enthusiasts will love the close proximity to Fish Creek Park and the Bow River pathways. Nearby Seton Urban District offers even more amenities, including a YMCA and South Health Campus. Quick access to major roadways makes it easy to reach downtown, explore the city, or head out to the mountains. This is the one you’ve been waiting for!

Built in 2000

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256843    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,793       |
| Acres          | 0.14        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 76 Cranfield Place Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 1B3               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | Central Air                                                                                                             |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas, Mantle                                                                                                             |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full                                                                                                                    |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Yard                                                                 |
| Lot Description   | Garden, Landscaped, Lawn, Private, Corner Lot, Many Trees, Underground Sprinklers, Yard Lights |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Vinyl Siding                                                                                   |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 52                   |
| Zoning         | R-G                  |
| HOA Fees       | 180                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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