

# \$715,000 - 28 Cranfield Place Se, Calgary

MLS® #A2204347

**\$715,000**

4 Bedroom, 4.00 Bathroom, 1,628 sqft  
Residential on 0.10 Acres

Cranston, Calgary, Alberta

**\*\*Open House this Saturday March 22 -  
10am-3pm\*\***

Exceptional Family Home in a Quiet Cul-De-Sac in the community of Cranston. Welcome to this stunning, fully developed home tucked away on a peaceful cul-de-sac in a family-friendly community, this home is perfect for growing families, entertaining, and creating lifelong memories.

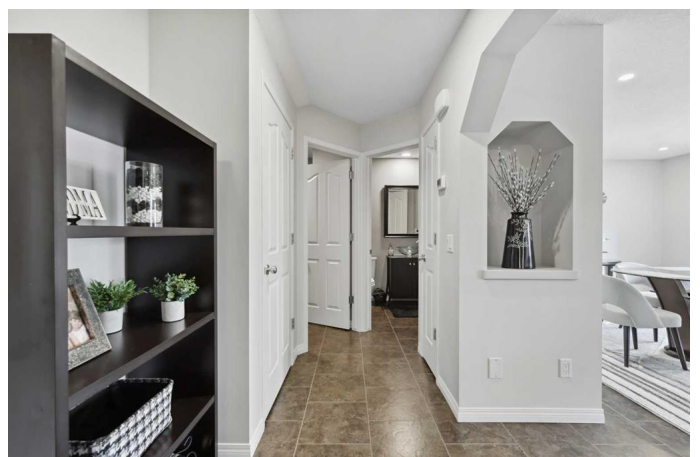
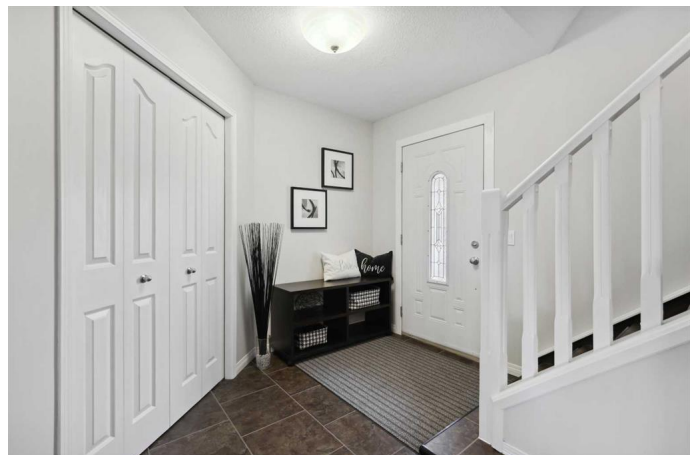
Pride of ownership shines throughout this meticulously maintained home. With multiple upgrades including, Primary ensuite (2025) Paint throughout (2023-2025) Pot lighting (2024) Knock down ceilings throughout (2024) to name a few.

The main floor living and dining area is bright and open with a gas fireplace, ideal for relaxing with family or hosting friends you will see the well maintained vinyl and vinyl plank flooring throughout the main & upper levels, . The spacious kitchen offers granite counter tops, Island with sink, corner pantry, and a bright dining area that opens to the backyard—perfect for gatherings!

The upper level features a vaulted bonus room, two wonderful bedrooms, and a generous primary retreat with a walk-in closet and a spa-like ensuite (soaker tub + separate shower!).

Fully Finished Basement: has a large flex room, a 4th bedroom, a full bath, and tons of storage space.

A generously sized backyard with a two-tiered deck, two concrete pads, and mature Lilac



trees lining the fence in the backyard it provides extra privacy in the warmer months. The oversized Heated Garage (23x21) provides plenty of space for vehicles, storage, and hobbies, bouns the garage has a pedestrian side entrance! Steps from trails, parks, the community hall, and the riverâ€”perfect for evening strolls and outdoor adventures. lets not forget the quick drive to seton for access to the hospital, restaurants, Theater and shopping. This home and community is the total packageâ€”beautifully designed, perfectly located, and waiting for you to make it yours. Want to see it in person? Book your private showing today!

Built in 2001

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204347    |
| Price          | \$715,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,628       |
| Acres          | 0.10        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 28 Cranfield Place Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |

Postal Code T3M1B3

### **Amenities**

Amenities Clubhouse  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### **Interior**

Interior Features Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Lighting, Other  
Lot Description Cul-De-Sac, Low Maintenance Landscape, Pie Shaped Lot, Treed  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 21st, 2025  
Days on Market 19  
Zoning R-G  
HOA Fees 185  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.