

# \$574,888 - 161 Cranford Drive Se, Calgary

MLS® #A2225896

**\$574,888**

3 Bedroom, 3.00 Bathroom, 1,582 sqft  
Residential on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to this bright and beautifully maintained former show home by award-winning Morrison Homes, nestled in the welcoming community of Cranston. This popular Sullivan model offers over 1,580 sq. ft. of stylish living space and is packed with thoughtful upgrades throughout.

Step inside to a sun-soaked main floor with luxury tile flooring, soaring 9-foot ceilings, and an open-concept layout that's perfect for entertaining. The modern kitchen features light-stained cabinetry, a central entertaining island, black appliance package, granite tech nook, and built-in in-ceiling speakers. Fresh, bright paint and immaculate condition make this home feel like new!

Upstairs, enjoy the convenience of laundry near the bedrooms, and retreat to a truly expansive primary suite complete with a walk-in closet, double vanity, and stand-up shower ensuite.

Outside, you'll fall in love with the private southwest-facing backyard, offering sunshine well into the evening, a large lower patio, irrigation system, and low-maintenance landscaping front and back. Perfect for summer BBQs or quiet evenings. Plus, enjoy central A/C to keep you cool during Calgary's hot (and smoky) days.

The basement is undeveloped but



roughed-in for a bathroom, giving you the perfect canvas for future growth.

Additional highlights include a double detached garage with sub-panel and EV charging station (house contains the EVEMS), alarm system hardware, and a wall-mounted TV that are all yours to enjoy.

Close to schools, playgrounds, shopping, transit, and the South Health Campus, this home is truly the full package.

Move-in ready, low-maintenance, and full of light—this one is a must-see! Call your favorite Realtor today!

Built in 2010

**Essential Information**

MLS® #	A2225896
Price	\$574,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,582
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	161 Cranford Drive Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M0V1

### Amenities

Amenities Clubhouse, Playground, Racquet Courts, Recreation Facilities, Recreation Room

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Off Street, Oversized, Side By Side

# of Garages 2

### Interior

Interior Features Bathroom Rough-in, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features Lighting, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Close to Clubhouse, Front Yard, Zero Lot Line

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 29th, 2025

Days on Market 9

Zoning R-G

HOA Fees 189

HOA Fees Freq. ANN

### Listing Details

Listing Office KIC Realty

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