

# \$699,900 - 14 Cranford Gardens Se, Calgary

MLS® #A2245927

**\$699,900**

4 Bedroom, 3.00 Bathroom, 2,259 sqft

Residential on 0.10 Acres

Cranston, Calgary, Alberta

At 14 Cranford Gardens, every detail feels designed for the way you want to live. With more than 2,250 sq. ft. above grade, an oversized garage, and a sun-kissed backyard, this is a home that gives you space to gather, room to grow, and the perfect backdrop for life's best moments—whether that's hosting friends on the deck, tending to your garden, or simply enjoying a quiet morning coffee outdoors. Inside, light pours across engineered hardwood floors, leading you through an open-concept main level where every space connects with ease. A versatile front office sets the stage for working from home in comfort, while the gourmet kitchen becomes the heart of daily life—finished with granite counters, crisp white cabinetry, stainless steel appliances, a generous island, and a walk-in pantry ready to keep everything within reach. The kitchen flows effortlessly into the dining area and living room, where the stone fireplace offers a place to cozy up. The expansive windows frame backyard views and a glass door invites you to step outside. Upstairs, the thoughtful layout offers 4 bedrooms plus a huge bonus room—flexible for a kids play area, lounge space, or study nook. The primary suite is a private retreat, complete with a walk-in closet and a spa-inspired ensuite featuring dual sinks, a soaker tub, a makeup station, and a fully tiled walk-in shower. Three additional bedrooms and a full 4pc bathroom are perfect for guests or older children. A conveniently placed



laundry room makes everyday living that much easier. The basement is unfinished with large windowsâ€”awaiting your creative touch! Stay cool in the summers with central AC. The oversized garage delivers space for vehicles, storage, and weekend projects, while the spacious backyard is your blank canvas for summer fun. With Cranstonâ€™s parks, schools, shopping, and quick access to major roadways just minutes away, youâ€™re in one of Calgaryâ€™s most family-friendly communities. This is more than a houseâ€”itâ€™s where your next chapter begins. Schedule your private showing today.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245927    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,259       |
| Acres          | 0.10        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 14 Cranford Gardens Se |
| Subdivision | Cranston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 0W4                |

**Amenities**

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Amenities      | Party Room, Clubhouse, Picnic Area, Playground, Park, Racquet Courts, Recreation Facilities, Recreation Room |
| Parking Spaces | 4                                                                                                            |
| Parking        | Double Garage Attached, Garage Faces Front, Concrete Driveway                                                |
| # of Garages   | 2                                                                                                            |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)                |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | Central Air                                                                                         |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Gas, Living Room, Mantle, Stone                                                                     |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Unfinished                                                                                    |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Yard, Rectangular Lot, Treed       |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 24               |
| Zoning         | R-G              |
| HOA Fees       | 189              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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.