

# \$639,000 - 314 Cranford Drive Se, Calgary

MLS® #A2255414

**\$639,000**

4 Bedroom, 4.00 Bathroom, 1,552 sqft

Residential on 0.07 Acres

Cranston, Calgary, Alberta

Welcome to this charming and beautifully maintained 2-storey home in Calgary's SE community of Cranston â€” offering space, comfort, and smart upgrades throughout! Upstairs, you'll find three spacious bedrooms, including a primary retreat complete with a 4-piece ensuite and a large walk-in closet. The main kitchen is a chefâ€™s delight, featuring double ovens, plenty of counter and cupboard space; perfect for entertaining or preparing meals for the whole family. The fully developed basement offers a versatile illegal suite with its own bedroom, living room, 3-piece bathroom, fridge, and washer/dryer combo unit â€” ideal for extended family, guests, or a private living space. Youâ€™ll also appreciate the massive 18â€™ storage closet downstairs, perfect for keeping everything neatly tucked away. Enjoy year-round comfort with central air conditioning, on-demand hot water, and a water softener (with hard water lines to the fridge and kitchen cold tap for ideal drinking water). The entire home is outfitted with beautiful motorized, rechargeable blinds, offering modern convenience with stylish appeal. Step outside to the large back deck â€” perfect for BBQs, morning coffee, or relaxing evening beverages. The fully fenced yard has a storage shed for gardening tools and other essentials, as well as a double detached garage for vehicles and additional storage.

Cranston is renowned for its welcoming atmosphere, picturesque pathways, excellent



schools, and convenient access to shopping, dining, and major roadways. This is a turn-key home with thoughtful features and flexible living space – don’t miss your chance to make it yours. Book your private showing today!

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255414    |
| Price          | \$639,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,552       |
| Acres          | 0.07        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 314 Cranford Drive Se |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 1N1               |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Other, Racquet Courts, Recreation Facilities |
| Parking Spaces | 2                                            |
| Parking        | Double Garage Detached                       |
| # of Garages   | 2                                            |

**Interior**

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Tankless Hot Water, Vinyl Windows                                                                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings, Double Oven, European Washer/Dryer Combination |
| Heating           | Forced Air                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                                                                                   |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Barbecue                                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding                                                        |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 6                    |
| Zoning         | R-G                  |
| HOA Fees       | 167                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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