

# \$795,999 - 196 Cranford Green Se, Calgary

MLS® #A2244367

**\$795,999**

5 Bedroom, 4.00 Bathroom, 2,019 sqft  
Residential on 0.09 Acres

Cranston, Calgary, Alberta

Experience Elevated Living at 196 Cranford Green SE â€” A Blend of Luxury and Practicality

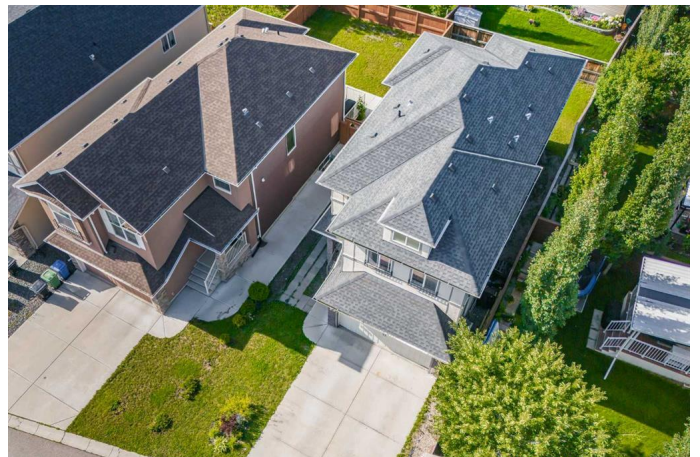
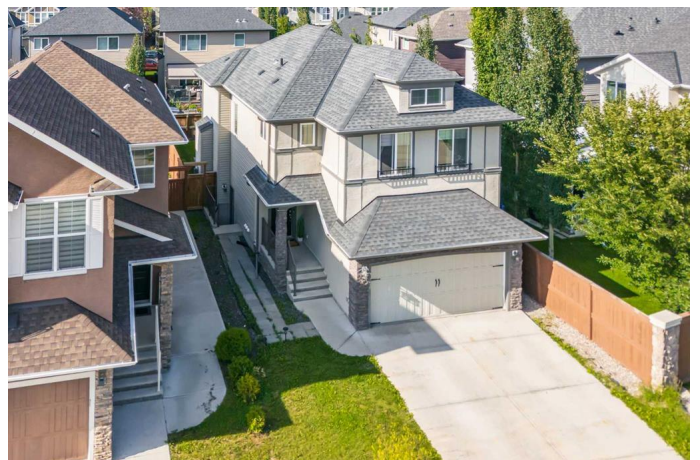
Step into refined elegance in Cranston, one of Calgaryâ€™s most sought-after family communities. This meticulously upgraded home offers 5 spacious bedrooms, 3.5 bathrooms, and a versatile bonus room, built for modern living and entertaining.

The grand entrance welcomes you with soaring 20-foot ceilings in the living room, filled with natural light and crowned by a wall-mounted fireplaceâ€”perfect for cozy evenings.

The gourmet kitchen dazzles with quartz countertops, stainless steel appliances, painted cabinetry, and modern light fixtures. Coordinated railings and window coverings throughout enhance the modern aesthetic.

Upstairs, the bonus room (ideal as an office, play area, or media lounge) is complemented by a convenient upper-level laundry room, enhancing daily functionality.

Adding even more value, the basement features a private side entrance and has been developed into a non-conforming suite. It is currently generating rental income of approximately \$1,200 per month, providing a fantastic mortgage helper opportunity.



Nestled on a quiet street, this home is just steps from schools (public and Catholic), parks, walking paths, and the amenities Cranston is known for. Quick access to Deerfoot and Stoney Trail ensures a seamless commute.

Book your private showing today and experience all that 196 Cranford Green SE has to offer!

Built in 2014

### Essential Information

MLS® #	A2244367
Price	\$795,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,019
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	196 Cranford Green Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1V3

### Amenities

Amenities	Clubhouse
Parking Spaces	4

Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Chandelier, See Remarks, Separate Entrance
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Exterior Entry, Suite, Walk-Out

### Exterior

Exterior Features	Garden
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 30th, 2025
Days on Market	89
Zoning	R-1N
HOA Fees	90
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Exa Realty
----------------	------------

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.