



**DJ Golden**  
**REAL ESTATE**

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**196 Cranford Green SE**  
**Calgary, Alberta**

**MLS # A2244367**



**\$869,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,019 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, See Remarks, Separate Entrance		

**Inclusions:** None

Experience Elevated Living at 196 Cranford Green SE – A Blend of Luxury, Comfort, and Functionality Step into refined elegance in the heart of Cranston, one of Calgary’s most sought-after family communities. This meticulously upgraded home offers 5 spacious bedrooms, 3.5 bathrooms, a bonus room, and a fully developed basement suite—designed to impress even the most discerning buyers. The grand entrance welcomes you with soaring 20-foot ceilings in the living room, bathing the space in natural light and creating a sense of openness and grandeur. A modern wall-mounted fireplace adds warmth and architectural flair, making it the perfect spot for cozy evenings or stylish entertaining. The gourmet kitchen is a showstopper with quartz countertops, stainless steel appliances, freshly painted cabinetry, and upgraded light fixtures that exude contemporary charm. Freshly painted railings and new window coverings throughout the home elevate the aesthetic even further. Upstairs, you’ll find a versatile bonus room—ideal as a play area, home office, or media lounge—alongside a convenient upper-level laundry room that simplifies daily living. Each space has been thoughtfully curated to balance luxury with everyday practicality. The fully finished basement suite boasts its own private side entrance, separate laundry, and rental potential (currently leased for \$1,250/month), making it an exceptional mortgage helper or ideal space for multigenerational living. Nestled on a quiet street, this home is just steps from public and Catholic schools, parks, scenic walking paths, and all the amenities Cranston is known for. Plus, you’ll enjoy quick access to both Deerfoot and Stoney Trail, ensuring an easy commute in any direction. Whether you’re a growing family or a smart investor, this home

offers a rare combination of space, elegance, and income-generating potential. Don't miss your chance to live in luxury—book your private showing today and make 196 Cranford Green SE your forever home.