

# \$775,000 - 30 Cranfield Crescent Se, Calgary

MLS® #A2233232

**\$775,000**

3 Bedroom, 3.00 Bathroom, 1,284 sqft  
Residential on 0.13 Acres

Cranston, Calgary, Alberta

A Jewel Box Bungalow in the Heart of Cranston

First time to market – an opportunity that truly must be experienced in person.

Tucked among charming two-storey homes in the family-friendly community of Cranston, this custom-built bungalow is a rare gem designed for those looking to settle in comfortably, while staying close to the ones they love. Whether you're grandparents with family nearby or maturing parents approaching a new season of life, this home offers the perfect blend of elegance, functionality, and community connection.

Set on a generous pie-shaped lot backing onto a paved pathway, this home makes the most of its footprint with thoughtful cantilevered design that maximizes space and light. The meticulously maintained yard and low-maintenance gardens are a delight year-round and can be enjoyed from the comfort of your covered deck – a serene retreat framed by lush trees and greenery.

Step inside and you'll immediately feel the quality and care in every detail. The vaulted Premier Suite offers a touch of luxury with a spacious ensuite featuring a soaker tub, stall shower, and dual vanities. There's also a versatile main floor den – perfect for a home office or easily converted into an additional bedroom if needed.



The heart of the home is the open-concept family room and kitchen, where natural light pours in through large windows, creating a bright, inviting space for entertaining or simply enjoying day-to-day living.

For those with older children still at home, the fully developed basement is a dream. Specifically designed as an ideal space for teenagers, young adults, or visiting guests, it offers two large bedrooms, a full bath (with a separate sink area for added convenience), and a spacious recreation room – providing privacy and independence without feeling disconnected.

This is a forever home where you can comfortably age in place while still being surrounded by a vibrant, active community. Moments from schools, shopping, amenities, and the pathways of Fish Creek Park, this is truly a once-in-a-lifetime opportunity. List of Key Attributes & Features are available.

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233232    |
| Price          | \$775,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,284       |
| Acres          | 0.13        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 30 Cranfield Crescent Se |
| Subdivision | Cranston                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 1A6                  |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Clubhouse  |
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Misting System   |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, Pie Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 13              |
| Zoning         | R-G             |

HOA Fees 191  
HOA Fees Freq. ANN

**Listing Details**

Listing Office RE/MAX First

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