

# \$629,900 - 304 Cranfield Gardens, Calgary

MLS® #A2267753

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,818 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

Welcome to this charming and move-in-ready 3-bedroom, 2.5-bathroom home nestled in the vibrant and family-oriented community of Cranston. With new flooring on the main level, freshly painted walls, newer appliances, and a bright, open layout, this home offers comfort, style, and plenty of space for your growing family.

Step inside to the warm and inviting open-concept main floor that's perfect for family time and entertaining.

The spacious living room complete with large windows that fill the space with natural light, while the beautiful kitchen features newer stainless steel appliances, ample cabinetry, a large island, and plenty of counter space – perfect for meal prep.

Upstairs, you'll find a sizeable bonus room with a corner fireplace, and wired for sound, the perfect space to spend cosy family nights curled up watching movies, while catching seasonal glimpse of the Mountains from the large window.

Continuing on upstairs you will find a spacious primary suite with a well organized walk-in closet and a 4 piece ensuite bathroom, an additional two bedrooms and a 4 piece bathroom round out this level.

Outside, enjoy your private backyard with patio - ready for BBQs, playtime, or quiet evenings around the fire pit under the prairie sky. The double attached garage offers plenty of room for vehicles, bikes, tools and extra storage. Located on a quiet, family-friendly street, this



home is just minutes from schools, playgrounds, shops, walking paths, community parks, and the Cranston Residents Association, which offers year-round activities and amenities.

Plus, youâ€™re only a short drive to further shopping, restaurants, and the South Health Campus, with quick and easy access to both Deerfoot and Stoney Trails.

This lovely home has been thoughtfully cared for and is ready to welcome its next family â€” come see why so many people love calling Cranston home, schedule your private showing today!

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267753    |
| Price          | \$629,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,818       |
| Acres          | 0.08        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 304 Cranfield Gardens |
| Subdivision | Cranston              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M1H8                |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Clubhouse, Party Room, Playground, Racquet Courts, Recreation Room |
| Parking Spaces | 4                                                                  |
| Parking        | Double Garage Attached, Off Street                                 |
| # of Garages   | 2                                                                  |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Dryer, Electric Oven, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings   |
| Heating           | Fireplace(s), Forced Air                                                                                          |
| Cooling           | None                                                                                                              |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Gas                                                                                                               |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full                                                                                                              |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | BBQ gas line, Fire Pit            |
| Lot Description   | Back Lane, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-G                |
| HOA Fees       | 181                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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