

# \$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 – A Blend of Luxury and Practicality

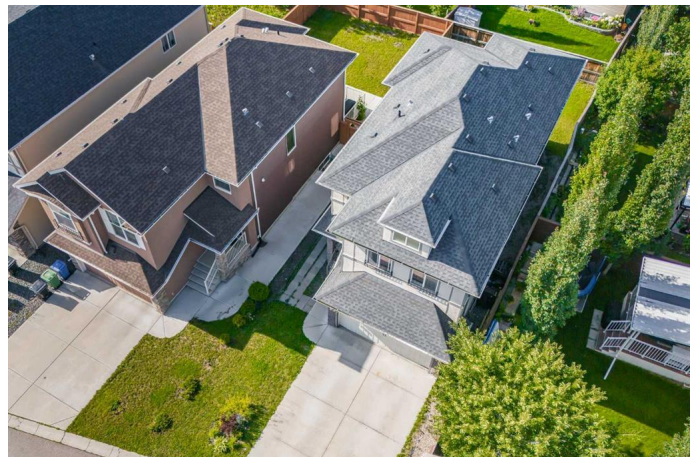
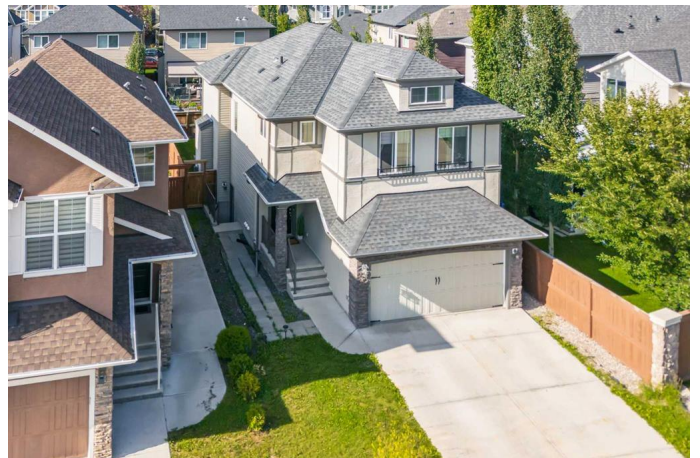
Step into refined elegance in Cranston, one of Calgary’s most sought-after family communities. This meticulously upgraded home offers 5 spacious bedrooms, 3.5 bathrooms, and a versatile bonus room, built for modern living and entertaining.

The grand entrance welcomes you with soaring 20-foot ceilings in the living room, filled with natural light and crowned by a wall-mounted fireplace—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 | 90              |
| 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.