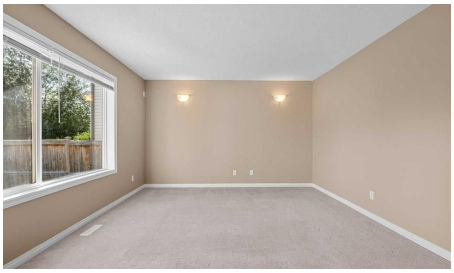
# 15 Cranfield Manor SE

Calgary | Active | MLS® A2346578

**$615,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **2006** | **1,667.98 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Broker

# A closer look

Welcome home to this beautifully maintained, west-facing two-storey family residence in the heart of Cranston. Enjoy an open-concept main floor with a spacious kitchen, island overlooking the living and dining areas, and patio doors to the back deck and fenced yard. The main level also features laundry, a powder room, and direct access to the double attached garage. Upstairs, you'll find a sought-after layout with a separate bonus room with vaulted ceilings and a gas fireplace, a generous primary suite with a four-piece ensuite and walk-in closet, plus two additional bedrooms and a four-piece bathroom. The unfinished basement is ready for your personal touch. Plus, enjoy peace of mind with a brand-new roof (May 2026). Steps from K-9 School, transit, amenities, and a short drive to the new South Campus Hospital, this home is an excellent choice.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2346578 |
| **Bedrooms** | 3 |
| **Bathrooms** | 3 |
| **Year Built** | 2006 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,667.98 sq. ft. |
| **Main Level Finished Area:** | 726.42 sq. ft. |
| **Upper Level Finished Area:** | 941.55 sq. ft. |
| **Below Grade Finished Area:** | 679.91 sq. ft. |

| | |
|---|---|
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 4,111 sq. ft. |
| **Lot Frontage:** | 33'6" |
| **Front Exposure:** | West |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 8 |
| **Year built:** | 2006 (Age: 20) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0414606 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Unfinished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Hardwood |
| **Cooling:** | None |
| **Fireplaces:** | 1 |

| | |
|---|---|
| **Fireplace Details:** | Gas, Great Room, Mantle |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Garage Faces Front |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Main Level |
| **HOA Fee:** | $190.00 |
| **City Quadrant:** | Southeast |
| **Community:** | Cranston |
| **Amenities:** | Recreation Facilities |
| **Appliances:** | Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | Utility Right Of Way |
| **Main Floor** | Living Room · 14'1" × 12'7" · |
| **Main Floor** | Kitchen · 11'4" × 11' · |
| **Main Floor** | Dining Room · 10'10" × 7'10" · |
| **Main Floor** | Foyer · 9'6" × 9'6" · |
| **Main Floor** | Laundry · 7'4" × 7'1" · |
| **2nd Floor** | Bonus Room · 16' × 14'1" · |
| **2nd Floor** | Bedroom - Primary · 111'10" × 12'10" · |
| **2nd Floor** | Bedroom · 9'7" × 9'6" · |
| **2nd Floor** | Bedroom · 11'9" × 8'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Golf, Playground, Schools Nearby, Shopping Nearby |

| | |
|---|---|
| **Interior Features:** | Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s) |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Level, Low Maintenance Landscape |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | R-1N |
| **Listed Date:** | Sep 23, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/15-cranfield-manor-se-calgary-a2346578/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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