



GRASSROOTS
REALTY GROUP

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59 Cranfield Manor SE
Calgary, Alberta

MLS # A2221188



\$664,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,816 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Refrigerator in garage, front door camera, front door smart lock, smart thermostat		

Welcome to this well-maintained family home located on a quiet street in the heart of Cranston that features 4 bedrooms, 3.5 bathrooms, and nearly 2,600 square feet of developed living space. Hardwood flooring flows throughout the functional and open-concept main level and large windows along the rear of the home allow natural light to flow throughout the space. The living room is situated around a cozy gas fireplace and opens up to the dining area and kitchen - making this the perfect space for entertaining friends and family. The kitchen features stainless steel appliances, a corner pantry with ample storage, and a spacious centre island with a breakfast bar for additional seating. The main level is complete with a powder room and a mudroom/laundry room. The upper level offers a desirable split layout with a large bonus room that offers plenty of space for a media area, kids play room, or work from home office and features a wall of West-facing windows. The spacious primary bedroom can easily accommodate a king-sized bed with additional furnishings and offers a walk-in closet and a 4-piece ensuite that features a large soaker tub. Two more large bedrooms and a 4-piece bathroom complete the upper level. The recently developed (2022) basement offers a rec. room area, an additional bedroom, a 3-piece bathroom, a den space, and plenty of storage. The backyard is the perfect outdoor space to enjoy the warm summer months and features a large two-tiered deck, a spacious yard, and mature trees that provide privacy from neighbours. Rounding out this home is a double attached garage to keep your vehicles out of the elements. Centrally located in the sought-after and established community of Cranston, this home is steps away from nearby parks, playgrounds and schools and is a short drive to numerous nearby amenities. Access around the city and daily

commuting is easy with quick access to Deerfoot Trail and Stoney Trail. Don't miss this incredible opportunity in Cranston!