



GRASSROOTS
REALTY GROUP

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83 Cranwell Common SE
Calgary, Alberta

MLS # A2224822



\$684,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,774 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Lawn, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Gazebo

NEW AMAZING PRICE! Detached family home featuring central A/C, newer roof and new vinyl flooring throughout the main level. The warm cappuccino kitchen offers granite countertops, a central island, and ample cabinet space & pantry, opening to a bright dining area. Spacious living room includes a cozy fireplace with mantle, you'll also find a powder room and laundry completing this floor. Upstairs offers a large bonus room, primary bedroom with walk-in closet and ensuite, plus two additional bedrooms and a full bathroom. The basement is framed with some permits in place (electrical and building); blueprints available. The back yard consists of a large deck, with gazebo, perfect for entertaining. Ideally located near 3 excellent schools (Catholic & CBE), with easy access to walking/bike paths, shopping, and both Deerfoot and Stoney Trail.