



GRASSROOTS
REALTY GROUP

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31 Cranwell Lane SE
Calgary, Alberta

MLS # A2224919



\$654,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,859 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: Vacuum system has no attachments.

Your peaceful haven in the city is here, set on a whisper quiet street and steps to parks and pathways in beautiful Cranston. Quintessential style showcases a tidily landscaped front yard as you walk up to the front porch. Inside, soaring ceilings in the entryway flood the space with natural light, highlighting unique architectural elements and a beautifully open floorplan. A bright living room enjoys backyard views, and luxury vinyl plank floors throughout the main floor are a chic selection that complement your decor. The kitchen centres around an eat-up island with an upgraded sink and dishwasher. A full pantry is perfect for stocking up on snacks, and the adjacent dining area is ready for family meals in the sunshine. Sliding glass doors to the deck allow your gatherings to flow into your outdoor living area easily. The entryway from the double attached garage includes a laundry area and a powder room to complete the level. Upstairs, a bonus room at the front of the home is the epitome of cozy, with a gas fireplace that begs you to curl up for movie night. The primary suite is serene and spacious, set at the quiet back of the home where you are sure to get an amazing sleep. The ensuite is expansive, with an extended vanity, stand-up shower and separate soaker tub, and a walk-in closet. There are two more bedrooms on this storey, along with a well-appointed main bathroom. The unfinished basement is sure to inspire, with large windows and room for all your development ideas. Outside, the deck has plenty of room for grilling, lounging, and dining. Sunlight from the south dapples the lawn through mature trees, creating a wonderful sense of privacy. This area of Cranston is coveted for its quiet, yet convenient, location. In just a half-block, you can access area pathways around the pond, or a short walk takes you to the extensive Bow River Pathway along the

river. Schools are also in easy walking distance, and the shopping plaza down the street offers groceries and an array of convenient amenities. The resident's association is also nearby, with year-round activities and events, and just across the way in Seton you'll find a plethora of shopping and dining options as well as the South Health Campus. Deerfoot and Stoney Trails are easily accessible, providing quick access to the rest of Calgary, and this community is also known for the ease of getting out of the city for road trips and mountain adventures. Call today.