



GRASSROOTS
REALTY GROUP

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92 Cranford Crescent SE
Calgary, Alberta

MLS # A2229284



\$614,999

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,416 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, 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:	Granite Counters, Kitchen Island, Wet Bar		

Inclusions: Gazebo

A beautifully maintained Morrison built home in the heart of Cranston. This charming two storey offers over 2,000 sq. ft. of thoughtfully designed living space, ideal for families or professionals seeking comfort and style. The main floor features a versatile front flex room, perfect as a dining area or home office, flowing into a bright living room anchored by a cozy gas fireplace. The kitchen has granite countertops, a central island with eating bar and easy access to the corner pantry. Upstairs, you'll find three spacious bedrooms, including a primary retreat with a walk-in closet and private 3-piece ensuite, as well as a full bathroom and convenient upstairs laundry. The fully developed basement expands your living space with a large rec room complete with wet bar, an additional bedroom, and another full bathroom, perfect for guests or entertaining. High-end touches like 9-foot ceilings, upgraded windows, and central air conditioning elevate the home's comfort, while the east-facing deck and fully fenced backyard create an inviting outdoor space. An oversized, insulated, and heated double garage with attic storage rounds out this impressive property. Located in a vibrant community with quick access to South Health Campus, schools, shopping, walking trails, and public transit, this home offers the perfect blend of convenience and lifestyle. Don't miss your chance to make it yours!