



GRASSROOTS
REALTY GROUP

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53 Cranwell Link SE
Calgary, Alberta

MLS # A2230406



\$635,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,686 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Level, Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound		
Inclusions:	n/a		

Welcome to your immaculate 3-Bedroom Home with Oversized Heated Garage and South-Facing Yard! This beautifully maintained 3-bedroom home is the perfect blend of comfort, function, and style, situated in an incredible family-friendly neighbourhood close to shopping, schools, and parks. Featuring a newer roof (2022), this property has been very well maintained and is truly move-in ready. Step inside to find gleaming hardwood floors, a stunning gas fireplace, and a spacious dining area that's perfect for gatherings. The chef-inspired kitchen offers stainless steel appliances—including a gas stove—ample cupboard space, a walk-in pantry, and a large eat-at island that makes entertaining a breeze. The oversized primary suite is your private oasis, boasting a luxurious 4-piece ensuite with a relaxing soaker tub and a rejuvenating steam shower. Two additional generously sized bedrooms provide flexibility for family, guests, or a home office. A separate great room adds extra living space, ideal for cozy movie nights, a kids' play area, or formal entertaining. The basement is a blank canvas just waiting for your personal touch, with electrical already wired, two large windows, and a smart layout ready to accommodate your vision. Outside, enjoy a fully fenced, south-facing backyard—perfect for summer fun, pets, or gardening. The oversized, heated garage offers plenty of room for vehicles, storage, or a workshop. With its incredible location near shopping, schools, and parks, combined with its thoughtful design and meticulous upkeep, this home truly has it all. Don't miss your chance to make it yours!