



GRASSROOTS
REALTY GROUP

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266 Cranwell Bay SE
Calgary, Alberta

MLS # A2230560

\$718,000



Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,974 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 3 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

****PRICE IMPROVEMENT****Tucked away on a quiet, family-friendly cul-de-sac and surrounded by mature trees, this beautifully maintained 4 bedroom, 2/3 bathroom two-storey home offers the space, comfort, and location your family has been looking for. The main floor offers 9' ceilings and room for everyone to gather and grow. The spacious kitchen is the heart of the home. Complete with stainless steel appliances, ample cabinetry, a large island with seating for three, and a walk-through pantry that leads conveniently to the main-floor laundry room. Whether it's school mornings or family dinners, this layout makes daily life effortless. The cozy living room with a gas fireplace is ideal for movie nights or quiet storytime, while the sun-filled dining nook overlooks the backyard. A private retreat featuring a large deck perfect for barbecues, birthday parties, or morning coffee in the sunshine. Need more space to spread out? The generous bonus room above the garage gives your family a flexible area for a playroom, homework zone, or second TV room. Upstairs, the primary suite includes a private 4-piece ensuite and a huge walk-in closet, while two additional bedrooms with hardwood floors share a full bathroom. The fully finished basement is perfect for teens, guests, or family game nights with a spacious rec room, a fourth bedroom, and a unique spa-style area with a sauna, shower, and change room for ultimate relaxation after sports or busy days. Additional features include: Double attached garage (22' deep) fits a full-sized truck or all your gear Central air conditioning to keep everyone comfortable year-round. Walking distance to great schools. Just minutes from scenic ridge walks, playgrounds, and the Cranston Residents' Association amenities: splash park, tennis courts, skate park, skating rink, and more Located in a welcoming,

well-established community with everything your family needs. Book your private showing with your favourite Realtor today!