



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**30 Cranfield Crescent SE
Calgary, Alberta**

MLS # A2233232



\$775,000

Division:	Cranston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,284 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Most of the basement furniture for sale (not TV)

A Jewel Box Bungalow in the Heart of Cranston First time to market — an opportunity that truly must be experienced in person. Tucked among charming two-storey homes in the family-friendly community of Cranston, this custom-built bungalow is a rare gem designed for those looking to settle in comfortably, while staying close to the ones they love. Whether you're grandparents with family nearby or maturing parents approaching a new season of life, this home offers the perfect blend of elegance, functionality, and community connection. Set on a generous pie-shaped lot backing onto a paved pathway, this home makes the most of its footprint with thoughtful cantilevered design that maximizes space and light. The meticulously maintained yard and low-maintenance gardens are a delight year-round and can be enjoyed from the comfort of your covered deck — a serene retreat framed by lush trees and greenery. Step inside and you'll immediately feel the quality and care in every detail. The vaulted Premier Suite offers a touch of luxury with a spacious ensuite featuring a soaker tub, stall shower, and dual vanities. There's also a versatile main floor den — perfect for a home office or easily converted into an additional bedroom if needed. The heart of the home is the open-concept family room and kitchen, where natural light pours in through large windows, creating a bright, inviting space for entertaining or simply enjoying day-to-day living. For those with older children still at home, the fully developed basement is a dream. Specifically designed as an ideal space for teenagers, young adults, or visiting guests, it offers two large bedrooms, a full bath (with a separate sink area for added convenience), and a spacious recreation room — providing privacy and independence without feeling disconnected. This is a

forever home where you can comfortably age in place while still being surrounded by a vibrant, active community. Moments from schools, shopping, amenities, and the pathways of Fish Creek Park, this is truly a once-in-a-lifetime opportunity. List of Key Attributes & Features are available.