



**GRASSROOTS**  
REALTY GROUP

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**50 Cranford Green SE**  
**Calgary, Alberta**

**MLS # A2235320**



**\$849,999**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insula		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	TV's and sound system inc speakers on main floor and in lower family room, Craft room TV		

Open house Sunday July 20 1-3 Pm Stunning executive bungalow in a great location with quality upgrades, only moments to the ridge pathway system in Cranston. This exceptionally well-maintained home offers estate home features throughout and is in like-new condition. Rich 3/4" hardwood floors, soaring vaulted ceilings, quality stainless steel appliances with a gas cook-top and Built-in oven and microwave. Upgraded kitchen cabinets with crown moldings, soft-close doors and drawers, a Silgranit sink and a "touchless faucet set" and a large walk-in pantry make entertaining a breeze.. Granite countertops and vanities throughout, valance lighting, a custom "Scotch bar", upgraded baths with a lavish ensuite with a 10 mil glass shower, soaker tub and double sinks. Professional basement development is perfectly designed for a family room, games or billiards area, gym or office/craft room, yo to 3 bedrooms, full bath and organized storage. Professional xeriscape front and back yards feature an oversized fence for privacy, a pergola, a composite deck, a stone patio and walkways, solar yard lights, mature trees, a sitting area, a quality shed, and a power awning with a built-in wind sensor, as well as a fixed awning for shade control. Triple pane windows, A/C, new garage opener, professionally painted exterior trim, three "Sun tunnel" light tubes, 5.1 sound systems up and down, security system, plus a four-camera exterior system. Quality homes like this don't come along very often, so don't miss out on this great bungalow.