

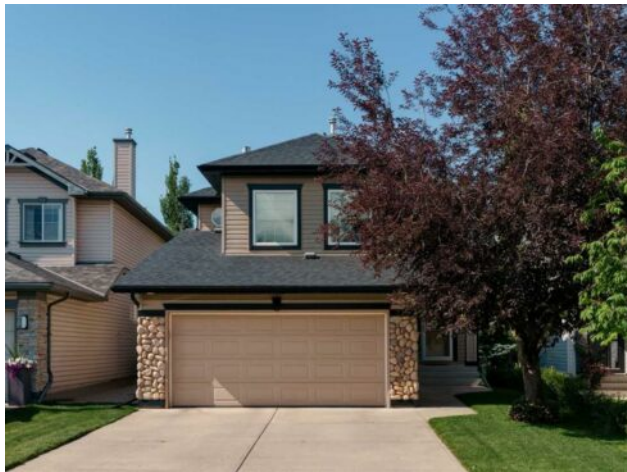


**GRASSROOTS**  
REALTY GROUP

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**228 Cranfield Park SE**  
**Calgary, Alberta**

**MLS # A2239835**



**\$679,000**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,721 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Pie Sha		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Alarm System/Cameras/Nest Thermostat, Garage Heater, Storage Shed, Wall-mounted vacuum, Curtain Rods, Sprinkler System		

PRISTINE AND READY FOR YOUR FAMILY! Nestled on a quiet street backing onto a peaceful green space, this beautifully maintained 3-bedroom, 2.5-bath home offers the perfect blend of comfort, style, and functionality for family living. The heart of the home is a fully renovated white kitchen featuring granite countertops, custom cabinetry, and ample storage, ideal for everyday meals and entertaining. Enjoy year-round comfort with central air conditioning, and cozy up by one of the two fireplaces during cooler evenings. The spacious bonus room provides flexible living space—perfect for a playroom, home office, or media room. Both the Great Room and Bonus Room are wired for surround sound! The home boasts updated bathrooms, custom blinds, and a double attached garage. Step outside to a fully landscaped yard with a composite deck complete with sleek aluminum and glass railing, opening onto a wide green space walking/biking path—an ideal space to relax or host gatherings. Located close to schools, shopping, and Fish Creek Park’s extensive walking and biking paths, this is a move-in-ready home in a vibrant, family-oriented neighbourhood.