



GRASSROOTS
REALTY GROUP

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10 Cranwell Square SE
Calgary, Alberta

MLS # A2245293



\$789,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,806 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Few		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Excellent family home fully developed walkout backing onto green space and pond. Move in ready, 4 bedrooms 3.5 bathrooms, very open main floor plan, spacious kitchen with island overlooking a spacious great room with gas fireplace, dining room overlooking the well treed greenspace and pond, bonus room, family room with wet bar down, good sized deck (to be repainted), double attached garage with room for two more cars on the driveway