



GRASSROOTS
REALTY GROUP

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218 Cranwell Bay SE
Calgary, Alberta

MLS # A2247546



\$700,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,809 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Get ready to fall in love with this beautiful home in the highly sought-after community of Cranston! Imagine waking up to sunshine in your south-facing backyard, stepping out onto your brand new deck, and having greenspace and walking paths right at your doorstep – it's an outdoor enthusiast's dream! Inside, the main floor welcomes you with an open, inviting layout and gleaming laminate flooring. The spacious, newer kitchen is a true highlight, boasting sleek stainless steel appliances, lots of cabinets, a large island, quartz countertops and ample room for all your culinary adventures. Convenience is key with main floor laundry and a handy half bath. Upstairs, a versatile bonus room offers extra space for family fun or a quiet retreat. You'll find three comfortable bedrooms, including a primary suite with a luxurious 4-piece ensuite, plus a well-appointed 4-piece main bath. The excitement continues in the fully finished walk-out basement, where a large family room provides endless possibilities for entertainment and relaxation. A private bedroom with its own 3-piece ensuite offers a perfect guest haven or a teenager's retreat, with direct access to the private backyard, complete with a concrete patio and plenty of room for play and gardening. Notable updates include Central Air 2024, Hot water tank 2022, new roof 2022 and new appliances and flooring on the main floor 2021. And the location? It's simply unbeatable! Enjoy the convenience of nearby shopping, local restaurants, and charming coffee shops. With three schools within walking distance, Fish Creek Ridge just moments away for incredible outdoor adventures, and easy access to Deerfoot and Stoney Trail, everything you need is at your fingertips. Plus, the South Campus hospital is just minutes away for peace of mind. This is more than just a house; it's the lifestyle you've been dreaming of! Come and experience it for

yourself!