



GRASSROOTS
REALTY GROUP

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50 Cranford Green SE
Calgary, Alberta

MLS # A2247994



\$848,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	Electronic systems up/down inc attached speakers, Fire table, shed		

Open house Sunday September 7 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.