



GRASSROOTS
REALTY GROUP

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79 Cranfield Circle SE
Calgary, Alberta

MLS # A2252840



\$699,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,154 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Basement Hockey Arena,

Step Into Luxury and Comfort in Cranston. Welcome to this exceptionally beautiful Cranston home, where elegance meets everyday functionality. From the moment you enter the inviting foyer, adorned with a striking modern chandelier, you'll feel the warmth and sophistication that defines this residence. Main Floor Marvels: A sun-drenched open floorplan featuring a versatile office/flex space, perfect for creativity or productivity, A spacious and stylish living room anchored by a charming stone-faced fireplace, ideal for cozy family nights and lively gatherings. A gourmet kitchen with rich maple cabinetry, an oversized quartz-topped island, and a walk-in corner pantry—a true chef's delight. A gracious dining area with a vaulted and coffered ceiling, perfect for hosting memorable dinners. A sleek buffet server cabinet ready to showcase your dream charcuterie spread. Central air conditioning ensures year-round comfort. Upper-Level Serenity: A generously sized primary suite with a spa-inspired 4-piece ensuite and a walk-in closet, Two bright and airy bedrooms and a modern 4-piece bath, A cozy bonus room—your go-to space for movie marathons and popcorn-filled evenings. Thoughtful Upgrades & Features: New carpet, fresh paint, and upgraded lighting throughout, a built-in sound system for immersive entertainment, new dishwasher and garburator for added convenience, and A fully drywalled and insulated double attached garage—perfect for Calgary winters. Next comes Outdoor Bliss: A charming backyard retreat with a spacious deck, elegant pergola, a stone firepit, a BBQ gas line for effortless outdoor cooking, situated on a Peaceful greenspace with great views with no rear neighbors and providing direct access to scenic walking paths. Basement Bonus: An unspoiled basement with bathroom rough-in, Pex

waterlines, and a unique hockey arena—a dream come true for sports lovers and your budding hockey player, plus ample storage space for all your seasonal gear. Prime Location Perks: Nestled in the heart of family-friendly Cranston, this home offers walking access to public and Catholic schools, access to lush parks, meandering trails, and a vibrant community association. Cranston Market is a feature of the community that provides many different stores and services including Sobeys, Petro Canada, the Berwick Public House, Subway, Good Earth Cafe as well as many professional services such as a dentist, an optometrist and a veterinary clinic. Enjoy quick routes to the majestic mountains, Stoney Trail, and Deerfoot Trail for seamless commuting. Put this home on your viewing list — you won't be disappointed.