



GRASSROOTS
REALTY GROUP

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14 Cranfield Crescent SE
Calgary, Alberta

MLS # A2255445



\$629,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,665 sq.ft.	Age:	2002 (23 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, Landscaped, Lawn, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, See Remarks		

Inclusions: None

OPEN HOUSE SATURDAY SEPTEMBER 13TH FROM 2:00PM TO 4:00PM - Welcome to your new home in Cranston! This beautifully maintained 2-storey offers over 2,300 sq. ft. of living space with a fully finished basement, making it the perfect family home in one of Calgary's most sought-after communities. Extensively updated in 2021, this property features newer roof shingles, knockdown ceilings, modern pot lights, newer vinyl flooring, a newer hot water tank, and fresh paint throughout. The main level boasts a bright and functional layout with plenty of room for entertaining. Upstairs, you'll discover spacious bedrooms and a cozy, sun-filled family room — the ideal spot for family nights, reading, or a play area for the kids. The lower level is fully developed with a rec room already set up for your ultimate home theater experience, plus an additional full bathroom and a versatile bedroom that could also serve as a private home office. Enjoy summer evenings on the large patio overlooking your expansive backyard, which backs directly onto a pathway and green space—offering privacy and room for kids and pets to play. A double attached garage completes the package. Located in Cranston, a true family-oriented community with schools, shopping, parks, and pathways nearby, plus quick access to major routes for an easy commute. Don't miss this fantastic opportunity to own a move-in ready home in Cranston—book your showing today!