



GRASSROOTS
REALTY GROUP

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6 Cranwell Square SE Calgary, Alberta

MLS # A2257377



\$849,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,362 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, No Neighbour		

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

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Welcome to 6 Cranwell Square SE in Cranston, where you'll immediately feel the care and attention that has gone into every detail of this home. Bright, freshly updated, and exceptionally clean, it features central air conditioning, newer carpets, high end shutters, brand new blackout shades in all bedrooms, brand new countertops, sinks, faucets, and toilets, plus newer appliances including a top-of-the-line Bosch dishwasher and premium Electrolux washer and dryer. Additional improvements include a new roof, freshly painted interior, new front and rear doors, upgraded wall plugs and dimmer controls, new overhead garage storage, and an exterior shed. The recently finished basement offers a custom built-in with illuminated shelving, a dry bar with mini fridge, and a large storage room. Outdoor living shines with a private yard backing directly onto the pond with no neighbours to the left or behind, a custom deck with pergola, multiple power outlets, three natural gas hookups, and a newer fence. Other highlights include a vaulted bonus room upstairs, dual-zone climate control, and a double attached garage. Ideally located close to schools, walking paths, groceries, gas, and a short drive to Stoney Trail, Deerfoot, and South Health Campus, this non-smoking, pet-free property with tasteful upgrades is truly move-in ready. Homes like this don't come up often—book your showing today.