



GRASSROOTS
REALTY GROUP

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159 Cranfield Circle SE
Calgary, Alberta

MLS # A2258607



\$739,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,111 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot		

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

Inclusions: n/a

Welcome to Cranston! This beautiful 2-storey home boasts over 2,800sqft of developed space, on a massive pie lot backing onto the school field. As you enter, hardwood floors will guide you past the front office/ flex space (currently used as a bedroom) and into an open-concept main floor. Perfect for entertaining or enjoying time with the family. The kitchen features a large center island, walk-in pantry, stainless steel appliances, and plenty of cupboard/ counter space. The eating nook overlooks the sunny south backyard. The 3-sided gas fireplace and carpet flooring create a warm and relaxing feeling in the living room, featuring plenty of built-in cabinetry and a tile accent wall. You'll also find a powder room and mud/laundry room with access to the garage on this level. Upstairs, the massive bonus room is perfect for movie night! In the master bedroom, you will find more than enough space for a king bed and side tables. The 4-piece ensuite with a large soaker tub and separate shower also provides access to a spacious walk-in closet. Two additional generously sized bedrooms and a 4-piece washroom finish off this level. Downstairs has been developed with practicality and functionality in mind. Two additional bedrooms, 3rd full washroom, and a large rumpus room offer plenty of additional living space. This is a great family home and is in a great spot in the community with easy access to Stoney Trail/ Deerfoot. Book a private viewing today! It's a move you'll be glad you made.