



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

78 Cranwell Common SE
Calgary, Alberta

MLS # A2258770



\$667,500

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Gazebo, Lawn, Level		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	Gazebo		

Beautifully renovated & FULLY DEVELOPED home in sought-after Cranston! Featuring A/C, amazing ARCHITECTURAL LIGHTING, 4 BED, 4 BATH with huge BONUS ROOM & just steps to 3 TOP RATED schools. Modern CREAM kitchen with GRANITE counters, sit-up island, PANTRY, stainless appliances & SOFT-CLOSE drawers. Dining area opens through OVERSIZED TRIPLE patio doors to a WEST-facing 2-tier deck with gazebo, mature trees & dog run. Tasteful living room with CORNER FIREPLACE & remote blinds. Upstairs offers a LARGE bonus room with stunning built-in shelves, a spacious primary suite with 5-pc ENSUITE & WALK-IN, plus 2 more good sized bedrooms. The FINISHED BASEMENT includes a huge REC/FAMILY room, 4th BED, sleek full bath & updated mechanicals. Close to shopping, Deerfoot, Stoney & Cranston's parks, paths & amenities.