



GRASSROOTS
REALTY GROUP

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143 Cranwell Green SE
Calgary, Alberta

MLS # A2259748



\$600,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,812 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Pool

Welcome to this beautifully updated two-storey home in the heart of Cranston, one of Calgary's most vibrant and family-friendly communities, offering just over 1,800 square feet of thoughtfully designed living space. This move-in-ready home is ideal for young families, first-time buyers, or anyone seeking comfort, style, and a prime location. Situated on a quiet street, the home features great curb appeal with stone accents, a double attached garage, and mature landscaping. It's just steps to multiple schools, parks, walking paths, and transit, with quick access to Seton Gateway, the South Health Campus, and major roadways like Deerfoot and Stoney Trail. Inside, the main level offers a bright, functional layout with hardwood floors and a welcoming flow between the living room, dining area, and updated kitchen. The kitchen features quartz countertops, stainless steel appliances, freshly painted cabinetry, a corner pantry, and a central island with seating, making it ideal for both everyday use and entertaining. Off the kitchen is a combined mudroom and laundry area with garage access, along with a convenient two-piece bathroom. Upstairs, the bonus room, featuring a corner fireplace, adds flexible living space, perfect for a family lounge, office, or playroom. The primary bedroom includes a walk-in closet and a four-piece ensuite with a soaker tub and separate shower. Two additional bedrooms and a full bathroom complete the upper level. The east-facing backyard is designed for fun and relaxation, featuring a large deck with privacy screening and an above-ground pool — perfect for summer enjoyment. The fully fenced yard offers space for kids, pets, or a future garden. Other highlights include fresh neutral paint throughout, central air conditioning, and an unfinished basement ready for your ideas. Pride of ownership is evident throughout this

well-maintained home. Whether you're starting out or settling in for the long term, this Cranston gem offers space to grow and a location you'll love.