



GRASSROOTS
REALTY GROUP

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98 Cranwell Common SE
Calgary, Alberta

MLS # A2262132



\$579,000

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,881 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Street Lighting		

Heating: Central, Fireplace(s), Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: High Ceilings, No Animal Home, Open Floorplan, Pantry, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None.

Optimal location nestled in the heart of Cranston- steps away from George Stanley school and many nearby amenities! This home features three good-sized bedrooms, three bathrooms and a massive upstairs bonus room with soaring ceilings. The main floor showcases an open-concept design, ideal for growing families wanting to dine and relax together. The kitchen features cappuccino cabinetry, timeless hardwood, a central island with sparkling granite countertops, a black appliance package and a walk-in pantry. Completing the main floor is a spacious entryway, a sunken powder-room, and a practical laundry room that doubles as a boot room at the backdoor. Upstairs, the primary bedroom features a walk-in closet and a spa like 4-piece ensuite. Two additional upstairs bedrooms share a full bathroom and the spacious bonus room across the stairway is an impressive space for family movie nights! The unfinished basement has large windows and awaits your personal touch for future development. This location also provides convenient access to the new ring road system, Deerfoot Trail and Macleod Trail- central to shopping hubs, restaurants and some of the best schools in the southeast. Enjoy year round entry to the Cranston Residents association- exclusive access to a splash park, ball courts, skating/hockey rinks and picnic areas. Don't miss the opportunity to own in Calgarys southeast Cranston - schedule your viewing today!