

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

151 Cranwell Close SE Calgary, Alberta

MLS # A2262606



\$780,000

Division:	Cranston				
Type:	Residential/House				
Style:	2 Storey				
Size:	2,388 sq.ft.	Age:	2001 (24 yrs old)		
Beds:	5	Baths:	3 full / 1 half		
Garage:	Double Garage Attached, Driveway, Insulated				
Lot Size:	0.13 Acre				
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Tree				

Heating:	Forced Air, Natural Gas	Water:	-	
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-	
Roof:	Asphalt Shingle	Condo Fee:	-	
Basement:	Finished, Full	LLD:	-	
Exterior:	Stucco, Wood Frame	Zoning:	R-G	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, Laminate Counters, Walk-In Closet(s)			

Inclusions: Outdoor Shed, Floor Safe & Shelves in laundry room

WELCOME to this large 5 bed/3.5 bath family home, backing onto a playground & the pathway system, on a beautiful quiet street in the lovely mature community of Cranston! With over 3200 sq.ft of developed space there is plenty of room for a family to grow into! Walking into the open foyer, you'll appreciate the thoughtful layout of the home. The spacious living room features a lovely bay window overlooking the quiet street. The airy open concept kitchen/dining area is perfect for the gourmet chef in your home. Features include a large island w/lots of storage, new appliances (LG fridge, Samsung electric range/microwave hood fan/dishwasher), dedicated dining area & large windows all along the back wall, flooding the area with natural light, ideal for entertaining. The generously sized family room features a gas fireplace with mantle & built in media unit and storage. Off the dining room you'll find a spacious 3 season sun room, & large composite deck with glass railing, perfect for unwinding at the end of a long day. The backyard features a fire pit area for smores in summer, plenty of grass for your kids & fur babies alike to run around and backs onto a lovely playground & pathway system that runs through the community. A main floor office with French doors is a quiet space to work from home. The powder room & mudroom w/built in storage complete the main level. Upstairs, the bright primary suite features a large walk in closet and the 5 pc ensuite with a double vanity w/plenty of storage, a soaker tub & glass fronted shower. Three additional spacious bedrooms & a 4 pc bath complete the upper level. The finished lower level features a huge recreation room for kids to play, a good sized 5th bedroom & 3 pc bath. The family forward community of Cranston has it all! Walking & biking pathways wander through the area, with easy access to Fish Creek Park & the Bow



River, known for it's world class fly fishing. Playgrounds & parks abound throughout, and Century Hall features great ongoing community