



GRASSROOTS
REALTY GROUP

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92 Cranwell Green SE
Calgary, Alberta

MLS # A2263721



\$909,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,990 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, No Ne		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage

Inclusions: Freezer in Basement

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Welcome to a rare opportunity in the sought-after community of Cranston! This beautiful 2-storey home, lovingly maintained by the original owners, offers over 2,800 sq. ft. of thoughtfully designed living space with 5 bedrooms and 3.5 bathrooms. From the moment you arrive, you'll notice the pride of ownership and tasteful updates that make this home truly move-in ready. The heart of the home is the recently updated kitchen, featuring stunning Caesarstone countertops, brand-new stainless steel appliances, and an abundance of cabinetry. Perfect for entertaining, the kitchen flows seamlessly into the open-concept living and dining areas. Step out onto the panoramic deck and take in the breathtaking views of the serene pond and surrounding green space. Upstairs, you'll find four generous bedrooms, each with brand-new carpet for a fresh, modern feel. The primary retreat is a true sanctuary, complete with a spacious walk-in closet and a luxurious 5-piece ensuite. The fully finished walkout basement extends your living space and is designed for versatility. Complete with Gemstone lights throughout, enjoy cozy family movie nights in the den, create a games room, or host overnight guests with the additional bedroom and full bathroom. The basement truly shines with direct access to your backyard oasis, where peace and quiet abound. Relax in your private yard backing onto a walking path and pond, offering a rare balance of nature and convenience. Families will love the location, as this home is within walking distance to top-rated elementary and middle schools, making it an ideal choice for growing households. This home combines timeless charm with modern updates and a location that is second to none. With a walkout basement, updated kitchen, new carpeting, proximity to schools, and tranquil outdoor setting, this Cranston gem is the

perfect place to call home. Don't miss your chance to make it yours!