



GRASSROOTS
REALTY GROUP

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

76 Cranwell Close SE
Calgary, Alberta

MLS # A2266538



\$759,900

Division:	Cranston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,134 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub		
Inclusions:	Projector & Screen (as is)		

Open House Sat October 25th 1:30-3:30 PM. An Impressive & rare home with 4 beds up and over 3000 sq ft of fully developed space sitting on a huge wide lot, just steps to schools. Welcome to this exceptional home offering a beautifully finished living space, set on a premium lot with lovely mountain views from the front bedroom. Located only a 2 minute walk to the elementary school and under 8 minutes to the middle school, this is a rare find in an ideal family focused location. Step inside to discover a bright and open layout with soaring vaulted ceilings in front foyer, rich Brazilian cherry hardwood floors, upgraded lighting, and a welcoming living area anchored by a soothing gas fireplace. Perfectly positioned windows frame the lush garden views, bringing the outdoors in and filling the space with natural light. The front home office is ideal for remote work, a music room, or a dining/flex space, while the open concept design flows seamlessly into a perfectly placed dining area and a beautifully appointed kitchen. The standout kitchen features upgraded French shaker maple cabinetry, sleek granite countertops with natural stone edge, a large island with extra cabinetry, professional grade appliances, a spacious corner pantry, and plenty of prep and storage space perfect for home cooks and entertainers alike. Completing the main level is a 2 piece powder room and a modern, functional mudroom that includes a newer washer and dryer with customized storage as well as direct access to the oversized insulated double garage. Upstairs, the primary suite is a peaceful retreat with large windows overlooking the rear yard, a walk-in closet, and a functional ensuite with a comfort height vanity, soaker tub, and separate shower. Three additional bedrooms offer generous closet space and share a modern 4-piece bath. A bright bonus/games room provides the perfect spot for family

movie or game nights or a quiet reading/homework nook for the kids. The basement has been professionally developed with estate level finishings including ' ceilings, plush custom carpet and modern trim. This level features a spacious recreation room with custom built in cabinetry, 6.1 sound system and projector/screen (as is), an additional 5th bedroom or gym space with large closet, a bathroom area ready to be developed, and plenty of storage. Enjoy outdoor living in the sunny backyard oasis, complete with mature landscaping, a large patio, and gas BBQ hookup perfect for relaxing evenings or weekend entertaining. Additional highlights include upgraded lighting, well-maintained roof shingles, full hardwood stairs, built ins, new interior paint, window coverings, and air conditioning for added peace of mind. This home combines pride of ownership with thoughtful upgrades in a serene, sought-after setting just minutes from Fish Creek Park, athletic fields, an outdoor chilled skating rink with its own Zamboni, shopping, and quick access to the new ring road. Move-in ready & a must see! Call now!